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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



‘Freshfields’, 1 Old Main Road, Fosdyke PE20 2BU

Guide Price £265,000 Freehold

- 3 Bedrooms
- 2 Reception Rooms
- Ample Parking, Double Garage
- Generous Rear Garden
- Viewing Recommended

Individual spacious detached house in non-estate location with generous sized established gardens, ample parking and double garage. Air Source heating system and Solar PV panels, UPVC windows. Requires some further updating but offering extensive potential to an incoming buyer.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Half obscure glazed UPVC front entrance door with obscure glazed side panel to:

RECEPTION HALL

18' 2" x 6' 9" (5.54m x 2.08m) Open tread staircase off, textured ceiling, radiator, fuse box, cupboard housing the Samsung Air Source control panel and hot water cylinder, multi pane glazed door to:

UTILITY ROOM

6' 9" x 8' 3" (2.07m x 2.54m) Tiled floor, half glazed external entrance door to the rear elevation, appliance space, ceiling light.

L SHAPED LOUNGE DINER

14' 1" x 18' 2" (4.30m x 5.54m) plus 10' 4" x 8' 6", 3.15m x 2.60m. Large UPVC window to the front elevation with decorative leaded light openers, 3 radiators, full height stone fire surround with LPG fire, raised hearth and side display plinths. Doorway to:

SNUG/OFFICE

9' 10" x 8' 10" (3.02m x 2.71m) Fitted carpet, UPVC window to the side



elevation, radiator, coved and textured ceiling, ceiling light.

From the Lounge Diner an obscure glazed door opens into:

BREAKFAST KITCHEN

23' 9" x 7' 11" (7.26m x 2.42m) 2 UPVC windows to the rear elevation, tiled floor, roll edged worktop with inset one and a quarter bowl single drainer sink unit, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine and dishwasher, further appliance space, coved and textured ceiling, 2 strip lights, 2 radiators, shelved pantry, door returning into the Snug/Office.

From the Reception Hall the open tread staircase rises to:

FIRST FLOOR LANDING

13' 7" maximum x 6' 11" (4.15m x 2.12m) plus 14' x 2' 11" (4.28m x 0.91m), range of recessed ceiling lights, access to loft space, radiator, UPVC window to the front elevation, large built-in linen/Airing Cupboard, doors arranged off to:

BEDROOM 1

18' 1" x 10' 4" (5.53m x 3.15m) UPVC window to the rear elevation, radiator, fitted carpet, kneehole style dressing table with chests of drawers, ceiling light, vanity wash hand basin with hot and cold taps.

BEDROOM 2

10' 4" x 11' 10" (3.17m x 3.61m) maximum UPVC window to the front elevation, radiator, ceiling light.

BEDROOM 3

10' 4" x 6' 10" (3.17m maximum x 2.10m) UPVC window to the rear elevation, radiator, ceiling light, fitted carpet.

SHOWER ROOM

7' 3" x 6' 5" (2.22m x 1.96m) Walk-in shower enclosure with fitted shower and tiled surround, pedestal wash hand basin, low level WC, radiator, extractor fan, obscure glazed UPVC window, ceiling light.

EXTERIOR

The property occupies a generous plot with a low capped brick wall at the front along with four shaped conifers. Twin gate posts with double wrought iron gates opening on to an extensive concrete driveway and turning bay with multiple parking and access to:

DETACHED DOUBLE GARAGE

16' 1" x 18' 1" (4.92m x 5.52m) Brick construction with twin roller style doors, concrete floor, side personnel door, UPVC window, power and lighting.

Also to the front of the property there is a shaped lawn and gravelled areas. Access is gained to either side of the property (including a useful hard standing area to the right hand side) leading round to:

ESTABLISHED REAR GARDENS

Approximately south to south east facing with an extensive paved patio, lawned area with shaped beds, dog kennel and run and tall conifer hedging to the rear boundary. Sited to the rear of the Garage are calor propane gas cylinders (for the gas fire) and sited close to the rear entrance door into the Utility Room is the Samsung Air Source heating system. There are eight PV solar panels on the rear roof.

DIRECTIONS

From Spalding proceed in a northerly direction along the A16 Boston Road, continuing for 8 miles to the Sutterton roundabout taking the fourth exit on to the A17 eastbound. Continue for 1.5 miles and take a left hand turning signposted Fosdyke on to Old Main Road. The property is the second on the right hand side.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES Mains water, electricity and drainage.. Modern Air Source heating system.

COUNCIL TAX BAND C

LOCAL AUTHORITIES

Boston Borough Council 01205 314200

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11659

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		