

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Doyle Lane, Spalding PE11 1WU

£167,000 Leasehold

- 2 Double Bedrooms
- Allocated Parking and Single Garage
- Gas Central Heating, 2 Solar Panels
- Dishwasher, Air Con Unit, Fridge Freezer included in the Sale
- No Chain

Superbly presented Coach House situated on the edge of town. Accommodation comprising entrance hallway, lounge diner, kitchen breakfast room, balcony, 2 double bedrooms, bathroom with four piece suite. Single garage and store room to the ground floor. Allocated parking space. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Staircase rising to the first floor with external lighting and obscured UPVC double glazed composite door leading into:

ENTRANCE HALLWAY

10' 7" x 22' 2" (3.24m x 6.77m) Skimmed and coved ceiling, 2 centre light points, access to loft space, smoke alarm, wall mounted electric consumer unit, electric meter, BT point, radiator, storage cupboard off with shelving, vinyl plank effect flooring, fitted coat rail, door to:

LOUNGE DINER

17' 7" x 16' 9" (5.36m x 5.13m) UPVC double glazed windows to the front and rear elevations, UPVC double glazed French doors to the side elevation leading on to Balcony, skimmed and coved ceiling, 2 centre light points, 2 double radiators, TV point, central heating controls, fitted Fugitsu air conditioning unit (hot and cold air).

From the Entrance Hallway door leading into:



KITCHEN BREAKFAST ROOM

7' 2" x 14' 10" (2.19m x 4.54m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, double radiator, vinyl plank effect flooring, fitted with a wide range of base and eye level units with work surfaces over, splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, integrated Neff gas hob with splashback, Neff stainless steel canopy extractor hood over, integrated Neff stainless steel fan assisted oven, under cabinet lighting, dishwasher.

From the Entrance Hallway into:

BEDROOM 1

6' 5" x 13' 10" (1.98m x 4.22m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, telephone point, TV point.

BEDROOM 2

8' 1" x 10' 2" (2.47m x 3.10m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator.

From the Entrance Hallway into:

FAMILY BATHROOM

6' 3" x 10' 11" (1.93m x 3.33m) UPVC obscured double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, vinyl plank effect flooring, heated towel rail, shaver point, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap and tiled splashbacks, bath with mixer tap, fitted shower pod with thermostatic shower, rainfall shower head and further attachment tap.

From the Lounge access is given to:

BALCONY

Wrought iron railings.

EXTERIOR

The front of the property is mainly laid to gravel with fencing, composite door leading into:

SINGLE GARAGE

8' 2" x 18' 2" (2.51m x 5.56m) Accessed at the rear of the property and is the third garage along. Up and over door, textured ceiling, strip light, electric consumer unit board, power points, wall mounted Ideal gas combination boiler.

STORAGE ROOM

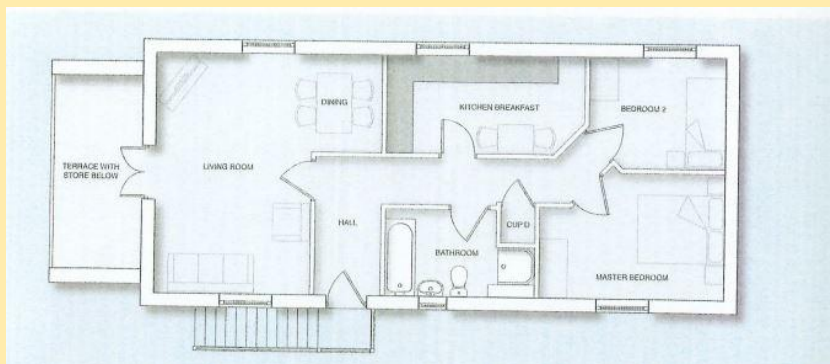
5' 10" x 14' 4" (1.80m x 4.39m) Textured ceiling, centre light point, power points, ideal for freezer or bike storage.

DIRECTIONS

Leave Spalding along Winsover Road leading into Boume Road. At the traffic lights into The Broadway, follow the road down to the roundabout take the second turning into The Circus. Follow the road round and then take a right hand turning into Doyle Lane where the property is on the right hand side.

AMENITIES

The property is situated on the western outskirts of Spalding and on the bus route into town. Spalding offers a wide range of facilities including various shops, banks, public houses, restaurants, primary and secondary schools, Churches, sports clubs etc. The Cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



TENURE Leasehold

999 year lease starting on 1st January 2017

£120pa (subject to increase)

Garage

999 year lease starting on the 1st January 2017

£60pa

SERVICES All Mains

COUNCIL TAX BAND TBC

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11673

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

E: s.spalding@longstaff.co.uk

www.longstaff.co.uk

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