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1 & 2 Riverside Cottage, Swinstead Road, Creeton, Grantham. NG33 4PZ

Guide Price of £310,000 Freehold

A unique opportunity to acquire a pair of semi-detached cottages with the opportunity for refurbishment or conversion to one dwelling (subject to planning). Set within grounds extending to approximately 0.42 acres (0.17 hectares), in a rural location with far-reaching field views. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

From the village of Swinstead, follow the B1176 Road (Swinstead Road) Southwards to reach the village of Creeton. The properties are located on the right-hand side of Swinstead Road, just after the bridge.

'What 3 Words' location [///lecturing.requires.daytime](https://www.what3words.com/?q=lecturing.requires.daytime)

DESCRIPTION

1 & 2 Riverside Cottages are a pair of semi-detached cottages offering extensive garden space and good-sized internal accommodation combined. The properties benefit from six bedrooms, two bathrooms, and two reception rooms combined. Set within a secluded plot of approximately 0.42 acres, these properties create an ideal residential refurbishment or conversion opportunity (subject to planning), in a rural village location with far-reaching field views and no onward chain.



1 RIVERSIDE COTTAGE, CREETON

ENTRANCE HALL

3' 4" x 7' 10" (1.020m x 2.407m) The front door of the property leads into an entrance hallway. The room currently has laminate flooring and wallpapered walls, and provides access to the bathroom, a separate W/C, a storeroom and the kitchen.

BATHROOM

5' 5" x 5' 7" (1.658m x 1.702m) Bathroom suite including a bath with a shower over, a wash-hand basin, and a separate W/C in the adjacent room. The room has painted and tiled walls, concrete flooring, and includes a small, frosted window.

W/C

4' 11" x 2' 10" (1.524m x 0.871m) The room includes a W/C, and has tiled flooring, wallpapered walls, and a small, frosted window.

STOREROOM

4' 6" x 5' 6" (1.376m x 1.691m) Internal storeroom, accessed from the main entrance hall of the property. The room has painted brick walls, concrete flooring, and includes a small window.

KITCHEN

14' 9" x 14' 2" (4.496m x 4.328m) This room provides ample space for both a kitchen and a dining space. The kitchen benefits from both wall hanging and base cabinet units. The room has wallpapered walls, a laminate flooring and includes a large window facing North-East, overlooking the property's extensive garden space.

PANTRY STORE

9' 7" x 3' 1" (2.936m x 0.945m) Small under-stairs pantry storage space, including a small window, accessed from within the existing kitchen.

LOUNGE

13' 11" x 10' 7" (4.248m x 3.241m) Ample lounge space, including a fireplace and two North-East facing windows overlooking the property's extensive garden space. Stairwell leading to the first floor. The room has wallpapered walls, and laminate flooring.

STAIRS

9' 6" x 3' 0" (2.920m x 0.925m) Stairwell leading to the landing/hallway on the first floor.

LANDING/HALLWAY

10' 5" x 3' 3" (3.188m x 1.001m)

BEDROOM ONE

9' 11" x 14' 7" (3.034m x 4.458m) The master bedroom includes ample space for a double bed, and benefits from one North-East facing window, one built-in storage cabinet, and a feature fireplace. The room is carpeted and has wallpapered walls.

BEDROOM TWO

10' 11" x 11' 2" (3.336m x 3.423m) The second bedroom includes space for a double bed, and benefits from one North-East facing window overlooking the property's gardens. The room is carpeted and has wallpapered walls.

BEDROOM THREE

9' 0" x 11' 0" (2.749m x 3.353m) The third bedroom includes space for a double bed, and benefits from one North-East facing window overlooking the property's gardens. The room is carpeted and has wallpapered walls.



2 RIVERSIDE COTTAGE, CREETON

ENTRANCE HALL

8' 10" x 3' 5" (2.717m x 1.050m) The front door of the property leads into an entrance hallway. The room has laminate flooring and wallpapered walls and provides access to the bathroom and the kitchen.

BATHROOM

8' 6" x 5' 0" (2.610m x 1.542m) Main bathroom including a bath, a wash-hand basin, and a W/C. The room has wallpapered and tiled walls, tiled flooring, and a small, frosted window.

KITCHEN/DINER

14' 5" x 14' 3" (4.400m x 4.363m) Accessed through the entrance hall of the property, this room provides ample space for both a kitchen and a dining space. The kitchen benefits from both wall hanging and base cabinet units, and has a large window overlooking the property's extensive garden space. The room has wallpapered walls and a laminate flooring.

PANTRY STORE

11' 2" x 3' 1" (3.414m x 0.944m) Small under-stairs pantry storage space, including a small window, accessed from within the existing kitchen.

LOUNGE

14' 3" x 10' 9" (4.349m x 3.281m) Ample lounge space, including a fireplace and a North-East facing window overlooking the property's extensive garden space. Stairwell leading to the master bedroom, and the second and third bedrooms upstairs. The room has wallpapered walls, and carpet flooring.

STAIRS

9' 4" x 3' 2" (2.858m x 0.990m) Stairwell leading to a landing/hallway on the first floor, which provides access to the first floor.

LANDING/HALLWAY

10' 4" x 3' 2" (3.150m x 0.990m)

BEDROOM ONE

9' 5" x 14' 6" (2.872m x 4.433m) The master bedroom includes ample space for a double bed, and benefits from one North-East facing window and two built-in storage cabinets. The room has wooden slatted flooring, and wallpapered walls.

BEDROOM TWO

10' 11" x 11' 2" (3.328m x 3.415m) The second bedroom includes space for a double bed, and benefits from one North-East facing window overlooking the property's gardens, plus a feature fireplace. The room is carpeted and has wallpapered walls.

BEDROOM THREE

8' 7" x 11' 0" (2.625m x 3.371m) The third bedroom includes space for a double bed, and benefits from one North-East facing window overlooking the property's gardens. The room is carpeted and has wallpapered walls.





GARDENS

Both properties have sizeable gardens to the front, with the 'West Glen River' running alongside the North-East boundary.

SERVICES

The properties both have the benefit of mains electric, water, and foul drainage connections. The properties both have electric heating systems. Interested parties are advised to check these services with the relevant statutory authority prior to making an enquiry.

OTHER

The properties are sold with vacant possession upon completion, and no onward chain.

VIEWINGS

All viewings must be arranged by appointment only with R Longstaff and Co's Bourne Office – 01778 420 406. All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor their Agent accept any liability for any damage to persons or their property.

ENERGY PERFORMANCE CERTIFICATES

1 Riverside Cottage – EPC Rating E (39)

2 Riverside Cottage – EPC Rating G (11)

COUNCIL TAX BANDS

1 Riverside Cottage – Band B

2 Riverside Cottage – Band B



1 & 2 Riverside Cottage, Swinstead Road,
Grantham. NG33 4PZ



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PLAN FOR IDENTIFICATION PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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92+	A		85 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	

1 Riverside Cottage – EPC Rating E (39)

2 Riverside Cottage – EPC Rating G (11)



TENURE

Freehold.

LOCAL AUTHORITIES

South Holland District Council 01775 761 161

Anglian Water Services Ltd. 0800 919 155

Lincolnshire County Council 01522 552 222

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: 17026

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.

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