

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Sanderi, Winslow Gate, Fleet PE12 8LS

£300,000 Freehold

- 2 Bedrooms
- Kitchen Diner
- Single Garage, Ample Off-Road Parking
- Land 3.39 Acres
- Subject to an Agricultural Habitation Clause

SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.
Spacious 2 bedroomed bungalow with attached single garage. Grounds of approximately 3.39 acres (STS).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed door with matching obscured glazed panel to the side elevation leading into:

ENTRANCE HALLWAY

10' 4" x 16' 11" (3.15m x 5.17m) Coved and textured ceiling, centre light point, smoke alarm, access to loft space, radiator, telephone point, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE DINER

12' 11" x 23' 11" (3.95m x 7.29m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, 2 centre light points, 4 wall lights, 2 radiators, TV point, feature brick fireplace with wooden mantle and tiled hearth with open Parkray fire.



From the Entrance Hallway a door leads into:

KITCHEN DINER

11' 6" x 13' 9" (3.52m x 4.20m) UPVC double glazed window to the rear elevation, coved and textured ceiling, strip light, radiator, space for electric cooker, fitted with a wide range of base and eye level units, work surfaces over, tile splashbacks, stainless steel sink with double drainer and mixer tap. Part glazed door into:

UTILITY ROOM

7' 10" x 8' 11" (2.40m x 2.72m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted sink with taps and tiled splashbacks, plumbing and space for washing machine.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

11' 10" x 13' 9" (3.62m x 4.21m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

10' 9" x 11' 8" (3.28m x 3.56m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 3" x 7' 4" (1.93m x 2.24m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and fully tiled shower enclosure with fitted thermostatic shower over.

EXTERIOR

Opening into gravelled driveway offering extensive off-road parking. There is a lawned front garden with a wide range of mature shrubs and trees. Vehicular access to the side leading into rear gardens.

ATTACHED GARAGE

Up and over door, power and lighting, oil fired boiler.

REAR GARDEN

Mainly laid to lawn, galvanised storage, open bay cart shed (in poor state). Oil storage tank. Further land area totalling approximately 3 acres. With separate access.

DIRECTIONS

Follow the A17 from Holbeach towards Gedney, turn left after the former farm shop into Winslow Gate. The property can be found a short distance along on the right-hand side.

AMENITIES

The property is ideally situated for access on to the A17 and various amenities can be found in neighbouring towns of Holbeach and Long Sutton.

GROUND FLOOR



Promap

LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2023. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:2500, Paper Size - A4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE: Freehold

SERVICES: OIL FIRED CENTRAL HEATING.
Mains Electric and Water.
Drainage to a private system.

COUNCIL TAX BAND: B

LOCAL AUTHORITIES

South Holland District Council - 01775 761161
Anglian Water Services Ltd. - 0800 919 155
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: S11690

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: spalding@longstaff.co.uk
www.longstaff.co.uk