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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Caultons Farm Cottages, Main Road, Deeping St Nicholas PE11 3EN

Offers Over £170,000 Freehold

- Three Bedrooms
- Popular Village Location
- Good Sized Plot
- Multiple Off Road Parking

Three bedroom semi-detached property situated in popular village location with accommodation comprising of kitchen, lounge, dining room, walk in pantry, downstairs bathroom, three bedrooms to the first floor. Good sized plot with multiple off road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



To the rear of the property there is a wooden glazed door to the rear elevation leading into:

LEAN-TO LOBBY AREA

4' 4" x 7' 4" (1.33m x 2.24m) With polycarbonate roof, fitted coat rail, power points, obscured wooden glazed door to the side elevation leading into:

KITCHEN

6' 5" x 14' 4" (1.97m x 4.37m) With 2 x UPVC double glazed windows to the side elevation, textured ceiling with 2 x centre light points, single radiator, quarry tiled flooring, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with integrated freezer and inset one and a quarter stainless steel bowl sink with Swan mixer tap, integrated ceramic hob, integrated electric oven, space for fridge/freezer, exposed brick wall to rear. Obscured wooden glazed door leading into:



DINING ROOM

12' 7" x 12' 0" (3.86m x 3.68m) With wooden glazed sash window to the rear elevation, centre light point, double radiator, feature wooden oak beam with brick insert and tiled hearth with fitted multi-fuel burner, quarry tiled flooring, further UPVC double glazed window to the side elevation, under stairs storage cupboard.

WALK IN PANTRY

10' 1" x 4' 0" (3.09m x 1.22m) With UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, electric consumer unit, quarry tiled flooring.

LOUNGE

11' 5" x 10' 7" (3.48m x 3.23m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, double radiator, TV point, telephone point. Via glazed door off into lobby area with stairs leading off to the first floor landing.

LOBBY AREA

UPVC double glazed window to the side elevation, single radiator, door off leading into:

FAMILY BATHROOM

6' 3" x 7' 5" (1.92m x 2.27m) With obscured UPVC double glazed window to the side elevation, textured ceiling with centre light point, part tiled walls, full tiling to bath area, single radiator, fitted with three piece suite comprising of low level WC, wash hand basin, bath with fitted power shower over, shower screen.



FIRST FLOOR LANDING

Centre light point, loft access, smoke alarm, door off leading into:

MASTER BEDROOM

9' 9" x 13' 0" (2.99m x 3.98m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, single radiator, storage cupboard off, further airing cupboard with slatted shelving.



BEDROOM 2

7' 8" x 12' 0" (2.34m x 3.67m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator.

BEDROOM 3

7' 7" x 8' 9" (2.33m x 2.67m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator.



BOILER HOUSE

4' 2" x 6' 1" (1.28m x 1.87m) With power points and fitted Worcester oil fired boiler.

OUTSIDE

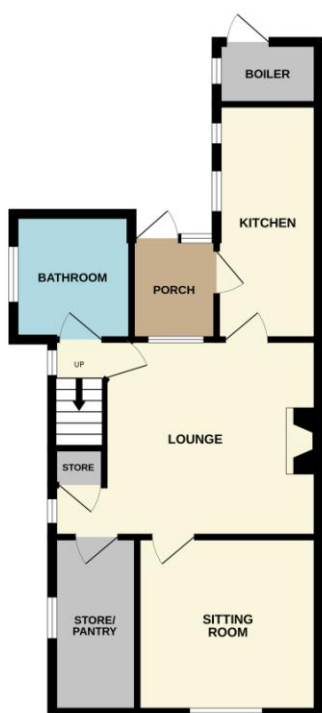
Oil tank to the rear, garden is laid to patio, garden leading to the side is laid to a wide range of mature shrubs and trees, glasshouse, two x wooden garden sheds, further chicken hutch 25 ft x 16ft (included in sale). Summer house with electric and electric shower currently used for pet grooming, Outdoor tap. Greenhouse, Fruit trees, Leading via wrought iron gate to the front, the garden to the front is laid to gravel with further lawned area, Water well, extensive gravelled driveway to the side providing off road parking.

DIRECTIONS

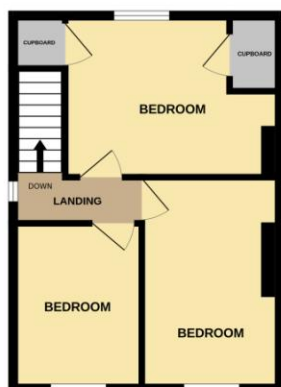
From the centre of Spalding at the High Bridge proceed in a southerly direction along the western side of the River Welland along London Road and continue without deviation to Little London. At the 'T' junction turn right, proceed through Little London and Spalding Common to the 'T' junction turning right on the B1175 towards Market Deeping. Continue along this road for a round 2 miles and the property is situated 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES: Oil Fired Central Heating, Private Drainage System, Electricity

COUNCIL TAX BAND: A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11725

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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