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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Mallard Road, Low Fulney PE12 6ND

£298,000 Freehold

- Generous Sized Plot
- 3 Double Bedrooms
- Ample Off-Road Parking with 'In and Out' Driveway
- Semi-Rural Location
- Viewing Recommended

Well-presented 3-bedroom detached chalet style property situated in a semi-rural location with grounds of approximately 0.5 acre. Entrance hall, lounge diner, kitchen/diner, ground floor double bedrooms and family bathroom. 2 further double bedrooms to the first floor.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Open porch with external lighting and through a UPVC double glazed door with obscure glazed panel leading into:

ENTRANCE HALLWAY

Skimmed and coved ceiling, 2 centre light points, tiled floor, double radiator, understairs cupboard, central heating thermostat, staircase rising to first floor, door into:

FAMILY BATHROOM

Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, tiled flagstone flooring, stainless steel heated towel rail, part tiled walls, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, oval bath with mixer tap, fully tiled shower enclosure with fitted thermostatic shower over. Storage cupboard off with slatted shelving.

From the Entrance Hallway a door leads into:

BEDROOM 3

11' 10" x 10' 9" (3.63m x 3.3m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

From the Entrance Hallway a door leads into:



KITCHEN DINER

2 UPVC double glazed windows to the side elevation, UPVC double glazed window to the front elevation, UPVC double glazed door with obscured glazed panel to the side elevation, skimmed and coved ceiling, inset LED lighting, centre light point, tiled flagstone flooring, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for dishwasher and washing machine, space for American fridge freezer, integrated Induction hob with stainless steel canopy extractor hood over, integrated stainless steel fan assisted over, drawer units.

From the Entrance Hallway a door leads into:

LOUNGE/DINING ROOM

12'4" x 23'11" (3.76m x 7.30m) Deceptively spacious with 2 UPVC double glazed windows to the front elevation, UPVC double glazed French doors to the side elevation, skimmed and coved ceiling, 2 centre light points, 4 wall lights, Inglenook fireplace with oak mantle and fitted multi fuel burner set on tiled hearth. Storage cupboard off housing floor standing boiler and hot water cylinder tank.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, UPVC double glazed window to the front elevation, door to:

BEDROOM 1

13'1" x 9'6" (4.01m x 2.90m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double radiator, fitted storage cupboard into recess, door into:

BEDROOM 2

12'11" x 10'0" (3.96m x 3.07m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, access to loft space, double radiator, walk-in wardrobe with hanging rail.

EXTERIOR

Double five bar access gate leading on to 'in and out' driveway. The front garden is mainly laid to gravel with lawned area to the front with a wide range of mature shrubs and trees. The side garden has a lawn with shrubs and trees.

REAR GARDEN

The garden is mainly laid to lawn with a wide range of mature shrubs and trees including fruit trees. Oil storage tank, outside lighting, cold water tap. There is a further private garden with flagstone patio, laid to lawn with shrub and tree borders, external lighting, fenced boundaries, further wooden garden shed.

LARGE WOODEN WORKSHOP

With power and lighting.

WOODEN SUMMERHOUSE

With power and lighting.

DIRECTIONS

From our office, proceed along Westlode Street turning left on to Albion Street. At the twin bridges take the third exit on to Commercial Road, turn left on to Albert Street. At the mini roundabout continue straight on to Low Road and at the next roundabout take the second exit on to Low Road, turn slight slightly left on to Fulney Lane and then turn right on to Kellet Gate. Follow the road down, take a left hand turning into Mallard Road where the property will be located on the right hand side.

AMENITIES

The town centre is approximately 2 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations with easy onward access to Peterborough (18 miles). Peterborough has a fast train link with London's Kings Cross minimum journey time 48 minutes.

SERVICE CHARGE

There is a charge of £140 per annum for the upkeep of the road.





TENURE Freehold

SERVICES Mains electricity, water meter, Oil central heating, Vacuum pump treatment plant.

COUNCIL TAX BAND - B

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: S11822 (September 2025)

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: salding@longstaff.com

www.longstaff.com

