

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Firefly, Pipwell Gate, Saracens Head, PE12 8BA

£200,000 Freehold

- Generous Plot
- Ample Off-Road Parking
- 3 Double Bedrooms
- 2 Reception Rooms
- No Onward Chain

Substantial 3 bedroomed detached residence situated in a semi-rural location. Accommodation comprising entrance porch, entrance lobby, lounge, dining room, shower room, kitchen, conservatory, 3 double bedrooms, 'jack and jill' shower room. Ample off-road parking, low maintenance rear garden.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION UPVC obscured double glazed door to the side elevation leading into:

ENTRANCE PORCH 4' 8" x 4' 11" (1.44m x 1.51m) Dwarf brick wall and UPVC construction.

ENTRANCE LOBBY 3' 6" x 4' 0" (1.07m x 1.22m) Obscured leaded UPVC double glazed door to the front elevation, coved and textured ceiling, centre spotlight fitting, smoke alarm, staircase rising to first floor, laminate oak effect flooring, door into:

LOUNGE 14' 4" x 14' 11" (4.38m x 4.57m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, double fitted wall light, oak effect laminate flooring, double radiator, TV point, brick fireplace with tiled hearth with open fire and grate, door into:

DINING ROOM/RECEPTION ROOM 2 11' 10" x 11' 11" (3.62m x 3.64m) UPVC double glazed window to the side elevation, textured and coved ceiling, centre light fitting, flags stone tiled flooring, double radiator, wooden fire surround with inset wrought iron open fire place and slate



hearth, central heating controls, storage cupboard off housing hot water cylinder and electric consumer unit board, central heating thermostat, door into:

SHOWER ROOM 5' 11" x 11' 3" (1.81m x 3.43m) Obscured UPVC double glazed window to the rear and side elevations, skimmed ceiling, inset LED lighting, fully tiled walls, stainless steel heated towel rail, tiled flooring, plumbing and space for washing machine, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, Spa bath end osure with multi jet shower and further shower attachment tap.

From the Dining Room a door leads into:

KITCHEN 8' 10" x 12' 9" (2.70m x 3.90m) 2 UPVC double glazed windows to the side elevation, UPVC double glazed door to the other side elevation, flagstone tiled flooring, skimmed ceiling, inset LED lighting, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated appliances including double fan assisted Hotpoint electric oven, ceramic hob, freezer and refrigerator. Opening into:

CONSERVATORY 11' 10" x 9' 4" (3.63m x 2.86m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, double radiator, flagstone tiled flooring.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING 6' 6" x 2' 9" (2.0m x 0.85m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitment, smoke alarm, access to loft space. Door into:

MASTER BEDROOM 11' 10" x 14' 11" (3.63m x 4.57m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, BT point, radiator, fitted wardrobe with hanging rail and shelving, door into:

JACK AND JILL EN-SUITE 5' 8" x 7' 8" (1.73m x 2.35m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, inset LED lighting, stainless steel heated towel rail, part tiled walls, fitted with a three piece suite comprising low level WC, freestanding sink with mixer tap, shower end osure with fitted thermostatic shower over.

BEDROOM 2 10' 9" x 11' 3" (3.28m x 3.45m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, fitted laminate oak effect flooring, door into 'Jack and Jill' shower room.

BEDROOM 3 6' 6" x 8' 10" (2.0m x 2.71m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

EXTERIOR Hedged boundaries, gravelled driveway with further concrete driveway to the side providing extensive off-road parking for vehicles. Wooden access gate to the side elevation leading into rear garden. Extensive lighting, tool store.

REAR GARDEN Vegetable patch, wooden summerhouse with UPVC double glazed window and door, patio areas, wide range of trees to the rear. Further paved area to the side, wooden built dog kennel with run.

SERVICES Mains electricity and water. Oil central heating. Drainage to septic tank.

DIRECTIONS

From our office follow onto New road then continue onto Westlode Street following into Albion Street. At the roundabout take the second exit onto Holbeach Road A151 and proceed through Weston and on to Moulton, turn left onto Fold Lane and continue then take a right hand turning onto Woodhouse lane follow the take right hand turning into Pipwell Gate were the property is located on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S11928

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.com

www.longstaff.com