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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Aston Villa, King John Bank, Walpole St Andrew PE14 7JT

£215,000 Freehold

- Subject to an Agricultural Habitation Clause
- Two Double Bedrooms
- Generous Sized Driveway
- Garage and Workshop
- Established Gardens

SUBJECT TO AN AGRICULTURAL HABITATION CLAUSE.
2 bedroom detached bungalow built in the 1970's with a modern electric central heating system, log burner and UPVC windows. Driveway with ample parking, garage, workshop. Pleasant semi-rural location.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Tiled step, external electric light, half glazed front door to:

HALLWAY 13' 8" x 5' 2" (4.17m x 1.58m) Radiator, loft hatch, ceiling light.

LOUNGE 16' 11" x 12' 2" (5.17m x 3.73m) Dual aspect with UPVC windows to the front and side elevations, four wall lights, ceiling light, modern log burner.

BEDROOM 1 13' 4" x 10' 0" (4.07m x 3.06m) UPVC windows to the front and side elevations, recessed double wardrobe, radiator.

BEDROOM 2 13' 7" x 8' 0" (4.16m x 2.45m) Dual aspect with UPVC windows to the rear and side elevations, recessed double wardrobe, radiator.



MODERN FITTED KITCHEN 12' 3" x 11' 2" (3.75m x 3.42m) Wooden worktops, comprehensive range of shaker style units comprising base cupboards and drawers, eye level wall cupboards, intermediate wall tiling, single drainer stainless steel sink unit, UPVC window to the rear elevation, fitted cooker hood and cooker space, electric cooker point, integrated dishwasher, cupboard housing the Heatrae Sadia modern electric boiler (serving the central heating and domestic hot water systems). Square arch to:

BREAKFAST ROOM/UTILITY 8' 2" x 6' 7" (2.50m x 2.01m) Worktop, plumbing and space for washing machine, UPVC window with roller blind, radiator.

MODERN BATHROOM 6' 5" x 5' 4" (1.97m x 1.65m) Four piece suite comprising walk in shower cabinet, panel bath with side mounted mixer tap, wash hand basin with vanity, low level WC, heated towel rail, obscure glazed window to the rear elevation, half tiled walls, tiled floor.

EXTERIOR The property occupies and generous sized plot with gated access to a large gravelled driveway with turning bay with multiple parking and access to:

ATTACHED GARAGE 19' 5" x 10' 2" (5.93m x 3.12m) 'crocodile' electric roller shutter door, concrete floor, power and lighting, rear window and personnel door:

WORKSHOP 31' 2" x 19' 4" (9.5m x 5.9m) Timber construction with power and lighting, double side entrance door and single entrance door.

ESTABLISHED GARDENS Including extensive lawns, patio, shed, greenhouse etc. Hedgerow to the rear boundary and views of open farmland beyond.

DIRECTIONS Proceed in an easterly direction from Spalding to Holbeach carry along the A17 in the direction of King's Lynn and proceed to Sutton Bridge, crossing over the bridge then after a mile turn right into King John Bank. The property is situated on the right hand side.

AMENITIES Sutton Bridge, Long Sutton and Wisbech are all within easy driving distance as are the larger towns of King's Lynn, Spalding, Boston and the City of Peterborough.

SERVICES

Mains water and electricity. Electric central heating system. Private drainage.

GROUND FLOOR



TENURE Freehold

SERVICES See Note

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

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		