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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Hallgate Nursery, Hallgate, Gedney PE12 0AH

Offers Invited £650,000 Freehold

- 3 Bedroom Detached Bungalow
- Lounge and Separate Dining Room
- Approximately 6.7 Acres in Total
- Extensive Areas of Greenhouses and Other Outbuildings
- Semi-Rural Location

Spacious detached 3 bedroom bungalow. APPROXIMATELY 6.7 ACRES IN TOTAL including 1500sq.m. of glass, various outbuildings. Semi-rural location. No Onward Chain.

SPALDING 01775 766766 BOURNE 01778 420406

**ACCOMMODATION**

Glazed UPVC front entrance door with side panel to:

RECEPTION HALL

16' 4" x 4' 11" (4.99m x 1.50m) overall Radiator, ceiling light, doors arranged off to:

LOUNGE

23' 5" x 13' 11" (7.15m x 4.25m) Dual aspect with UPVC windows to the front and side elevations, open grate with decorative surround and raised hearth, 2 radiators, coved cornice, ceiling light.

DINING ROOM

12' 4" x 9' 8" (3.78m x 2.96m) UPVC window to the rear elevation, radiator, coved cornice, ceiling light, door to:

KITCHEN

13' 4" x 10' 3" (4.07m x 3.13m) Fitted base cupboards and drawers beneath the roll edged worktops with inset single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, cooker hood, plumbing



and space for washing machine, ceramic floor tiles, coved cornice, fluorescent strip light, UPVC window to the rear elevation.

Also from the Reception Hall doors are arranged off to:

BEDROOM 1

12' 1" x 11' 10" (3.69m x 3.63m) UPVC window to the front elevation, radiator, ceiling light.

BEDROOM 2

12' 2" x 12' 0" (3.72m x 3.66m) UPVC window to the front elevation, ceiling light, radiator.

BEDROOM 3

13' 2" x 8' 8" (4.02m x 2.66m) UPVC window to the rear elevation, ceiling light, radiator.

BATHROOM

10' 2" x 8' 10" (3.10m x 2.70m) Four piece suite comprising panelled bath, low level WC, pedestal wash hand basin, independent shower cabinet, fully tiled walls, radiator, ceiling light, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is an extensive gravelled entrance and driveway with parking for several cars and access to:

INTEGRAL GARAGE

24' 2" x 9' 6" (7.39m x 2.91m) Up and over door.

FORMAL GARDENS

Situated to the front, side and rear of the property mainly laid to lawn. To the left hand side of the driveway (west) and across to the rear is the remaining land totalling approximately 6.7 acres (subject to survey). Included within this is:

EXTENSIVE GLASSHOUSES

Approximately 1500sq.m. in total.

STATIC CARAVAN

OIL STORAGE TANKS

ASSORTED RANGE OF STORE SHEDS

VIEWING NOTE

Prior to arranging to view the property prospective buyers must confirm their status and confirm they are able to comply with the Agricultural Habitation Clause.

SERVICES

Mains water and electricity. Oil central heating. Private drainage.



DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach take the first exit at the roundabout on to the Link Road. Continue up to the A17 taking the left exit and proceeding eastbound on to the A17 towards Kings Lynn. After approximately 3 miles at the Gedney roundabout take the first left hand turning then first right into Hallgate continue for around two thirds a mile and the property is situated on the right hand side before the Approach to Gedney Dyke.

AMENITIES

The local villages have combined facilities including primary schools, shops, public houses etc. The small towns of Long Sutton (2 miles) and Holbeach (4 miles) offer a range of amenities. Spalding is approximately 12 miles from the property and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 22 miles from the property and the large town of Kings Lynn (approximately 17 miles) each offering a wide range of facilities.

ESTATE AGENCY ACT 1979

Under the Estates Agents' Act 1979, we are obliged to advise all prospective buyers that the vendor of this property is a relative of a current employee of R. Longstaff & Co based at the Spalding Office.







GROUND FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.
While 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 or omission in the diagram. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. (See also page 10)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX BAND C

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: S10839

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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