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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Chestnuts, High Street, Bicker PE20 3DQ

£189,950 Freehold

- Ideal First Time Buy
- 2 Bedrooms, 2 Reception Rooms
- Fitted Kitchen
- Gated Parking, Double Garage
- Viewing Recommended

Pretty semi-detached cottage in pleasant village location with gated driveway and double garage. Dining room, sitting room, fitted kitchen and cloakroom to the ground floor; 2 bedrooms and bathroom to the first floor. No onward chain.

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ACCOMMODATION UPVC side entrance door opening into:

DINING ROOM 10' 5" x 13' 1" (3.18m x 3.99m) maximum Ceramic floor tiles, radiator, staircase off, under stairs store cupboard.

SITTING ROOM 12' 2" x 16' 5" (3.72m x 5.01m) Ceiling light, 2 UPVC windows to the front elevation, dual aspect with UPVC window to the side elevation, radiator, laminate flooring, cupboard housing the fuse box, 2 ceiling lights.

From the Dining Room a square arch leads to:

FITTED KITCHEN 10' 7" x 11' 1" (3.25m x 3.38m) Comprehensive range of modern fitted units comprising base cupboards and drawers beneath the worktops with tiled splashbacks, eye level wall cupboards, one and a quarter bowl single drainer stainless steel sink unit with mixer tap,





integrated refrigerator, dishwasher, washing machine, electric oven, gas hob and cooker hood, UPVC window to the rear elevation, ceramic floor tiles, ceiling skylight, low voltage ceiling lights, gas fired central heating boiler, half glazed side entrance door, radiator.

CLOAKROOM Two piece suite comprising low level WC and wash hand basin, UPVC window, ceiling light, ceramic tiled floor, radiator.

From the Dining Room the carpeted dog legged staircase rises to:

FIRST FLOOR LANDING 4' 11" x 5' 9" (1.51m x 1.77m) Fitted carpet, radiator, UPVC window to the side elevation, store cupboard, doors arranged off to:

BEDROOM 1 12' 2" x 9' 10" (3.72m x 3.00m) Fitted carpet, ceiling light, radiator, UPVC window to the front elevation, TV point.

BEDROOM 2 10' 2" x 10' 1" (3.10m x 3.08m) maximum Velux window to the rear elevation, ceiling light, TV point, telephone point, radiator, fitted carpet.

BATHROOM 9' 8" x 6' 2" (2.96m x 1.88m) maximum Four piece suite comprising panelled bath with hot and cold taps, low level WC, pedestal wash hand basin, separate shower cabinet, partial wall tiling, tiled floor, ceiling lights, obscure glazed UPVC window, shaver point, vertical radiator/towel rail.

EXTERIOR A wide entrance gate and hand gate lead to a gravelled gated driveway with multiple parking, stocked border, small lawned garden, shrubbery, paved patio, outside tap.

DETACHED DOUBLE GARAGE 19' 3" x 15' 11" (5.88m x 4.86m) Rendered breeze block construction with up and over door, concrete floor, side window, power and lighting.

SERVICES All mains services are connected to the property. Gas central heating.

DIRECTIONS From Spalding proceed in a northerly direction along the A16 Boston Road, continuing for 3.5 miles to Surfleet. At the roundabout take the second exit and continue along the A16 to Sutterton. At the large roundabout take the first exit on to the A17, proceed to the next roundabout, taking the first exit on to the A52, then turn right into the village of Bicker. The property is situated in the centre of the village opposite the Brook and the Church indicated by the Agents For Sale sign.

AMENITIES There is a general store, Church and pub/restaurant within the village along with a private pre school and primary school. The nearby villages of Donington and Swineshead have combined facilities including primary schools, secondary school, shops, doctors surgery etc. Bicker is 9 miles from the well served market town of Boston and 11 miles from Spalding.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

LOCAL AUTHORITIES

Boston Borough Council 01205 314200
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 18105

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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