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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Naylors Nook, Saracens Head PE12 8TB

£425,000 Freehold

- 3/4 Bedroom Bungalow
- Private Driveway
- Conservatory
- New Internal Solid Oak doors Fitted
- Double Garage

Executive detached bungalow situated in a village location on a private roadway. Immaculately presented throughout with new internal solid oak doors and Kamdean flooring. Entrance hallway, lounge, dining room, kitchen breakfast room, utility, conservatory, cloakroom, master bedroom with en-suite, 2 further bedrooms and family bathroom. Double garage, multiple off-road parking and mature rear gardens.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Composite double glazed door and 2 UPVC double glazed windows to the front elevation.

ENTRANCE HALLWAY

Coved and textured ceiling, 3 centre light points, smoke alarm, access to loft space, newly fitted Karndean flooring, central heating thermostat, 3 radiators, 2 storage cupboards (one housing CCTV cameras etc), Airing Cupboard with hot water cylinder and slatted shelving, door to:

LOUNGE

13' 3" x 18' 11" (4.06m x 5.77m) UPVC double glazed windows, Karndean flooring, feature



fireplace with marble insert and hearth with coal effect fire, UPVC double glazed French doors leading into:

CONSERVATORY

12' 4" x 10' 11" (3.78m x 3.35m) Dwarf brick wall and UPVC construction, UPVC double glazed French doors to the side elevation.

From the Entrance Hallway a door leads into:



DINING ROOM/BEDROOM 4

11' 3" x 12' 7" (3.43m x 3.86m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, Karndean flooring.

From the Entrance Hallway a door leads into:



KITCHEN BREAKFAST ROOM

11' 10" x 16' 9" (3.63m x 5.13m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED downlighters, dimmer switch control, Karndean flooring, fitted to a high quality standard with a wide range of base, eye level, drawer and display units, granite worktops over, under cabinet lighting, inset Hotpoint cooler drawers (refrigerated and freezer drawers), 2 pull out carousel units, built-in Neff ceramic hob, extractor hood over, integrated Neff stainless steel fan assisted oven with integrated Neff combination microwave, integrated Neff dishwasher.



UTILITY ROOM

6' 9" x 9' 8" (2.06m x 2.97m) Composite door to the side elevation, UPVC double glazed window to the side elevation, tiled flooring, skimmed and coved ceiling, inset LED lighting, extractor fan, fitted with range of base and eye level units, inset bowl sink with mixer tap, plumbing and space for washing machine.

From the Entrance Hallway a door leads into:



CLOAKROOM

Fitted with a two piece suite comprising low level WC and pedestal wash hand basin, Karndean flooring, radiator.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

13' 8" x 16' 2" (4.19m x 4.93m) Coved and textured ceiling, UPVC double glazed window to the rear elevation, double



radiator, TV point, furniture comprising 2 double wardrobes, single glass mirrored wardrobe, 2 further double wardrobes and single wardrobe, 2 x 4 drawer chests, double bed and bedside cabinets (all included in the sale).

EN-SUITE

Fitted with a three piece suite comprising double shower, low level WC and pedestal wash hand basin. Fully tiled walls, window to the rear elevation.

BEDROOM 2

UPVC double glazed window to the front elevation, coved and textured ceiling, double radiator, TV point.

BEDROOM 3

11' 10" x 10' 2" (3.61m x 3.12m) UPVC double glazed window to the front elevation, double radiator, coved and textured ceiling.

FAMILY BATHROOM

Obscured UPVC double glazed window to the rear elevation, fully tiled walls, extractor fan, fitted with a four piece suite comprising bath, separate shower cubicle, low level WC and pedestal wash hand basin.

EXTERIOR

The property is set back and accessed via a private driveway, there is off-road parking for multiple vehicles. The front garden is mainly laid to lawn with shrub borders. Side access gate leading into rear gardens.

DOUBLE GARAGE

18' 8" x 20' 4" (5.69m x 6.20m) Electrically operated roller doors, power and lighting, UPVC double glazed window to the front and side elevation, electric consumer unit board, oil fired boiler, water softener.

REAR GARDENS

Extensive patio area, 2 garden sheds, gravelled borders, raised decking area, pergola, mainly laid to lawn with a wide range of mature shrub, tree and gravel borders, newly fitted fenced boundaries, hedging. Wooden planters included in the sale. Cold water tap, external lighting, 3 external sockets.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continuing for 3.5 miles to Moulton taking a left hand turning into Common Road, proceeding straight through Moulton Seas End and up to the A17. Turn right following the A17, turning right into Washway Road and then a left hand turning into Roman Bank, follow the road down and take a right hand turning into Naylor's Nook.

AMENITIES

Local amenities at Whaplode, Moulton and Holbeach and the larger towns of Spalding, Boston, Kings Lynn and the city of Peterborough are all easily accessible.

SERVICES/AGENTS NOTE

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

CCTV and security alarm fitted.





TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND E

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: S11991

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: spalding@longstaff.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		