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Former Abbey Rectory, 46 East Street, Crowland. PE6 0EN

Guide Price £375,000 Freehold

- Generously Proportioned Four Bedroom House
- Stunning Views of Crowland Abbey
- Ample Parking
- Established Gardens

Generously proportioned versatile detached house in attractive location overlooking Crowland Abbey. The former Abbey Rectory has spacious accommodation including entrance porch, reception hall, cloakroom, study, lounge, dining room, breakfast/kitchen and utility room to the ground floor; four bedrooms, shower room and separate WC to the first floor. Ample parking, brick garage, established gardens (see note under exterior).

SPALDING 01775 766766 BOURNE 01778 420406



Front entrance doors to:

PORCH

4' 5" x 4' 11" (1.37m x 1.50m) Parquet floor, ceiling light, obscure glazed inner door to:

RECEPTION HALL

13' 3" x 4' 11" (4.04m x 1.50m) plus 2.39m x 1.78m. Parquet flooring, staircase off, radiator, alarm control panel.

CLOAKROOM

5' 10" x 6' 0" (1.80m x 1.83m) Tiled floor, half tiled walls, coat hooks, WC, wash hand basin, obscure glazed UPVC window.

STUDY

12' 9" x 13' 6" (3.89m x 4.12m) (max), into UPVC bay window (front elevation), UPVC side window, two radiators, parquet floor, book shelves.



LOUNGE

19' 1" x 13' 5" (5.83m x 4.09m) (max) into UPVC window (front elevation), further UPVC window to the side elevation, open fire place, two radiators, parquet floor, folding doors to:

DINING ROOM

10' 0" x 13' 3" (3.05m x 4.05m) Patio doors to the side elevation, parquet floor, radiator.

BREAKFAST/KITCHEN

19' 0" x 9' 10" (5.81m x 3.00m) Range of fitted base cupboards and drawers, eye level wall cupboards, UPVC windows to the side and rear elevations, radiator, stainless steel single drainer sink unit with mixer tap, plumbing and space for dishwasher, two ceiling lights, door to:

REAR LOBBY

With quarry tiled floor, external entrance door.

UTILITY ROOM

8' 7" x 8' 1" (2.63m x 2.47m) (max). Saunier Duval gas fire central heating boiler, UPVC window to the side elevation, plumbing and space for washing machine, single drainer stainless steel sink unit, worktop, cupboards, drawers, radiator, fuse box.

From the reception hall, the staircase rises to:

FIRST FLOOR LANDING

(via a half landing with radiator).

BEDROOM 1

14' 4" x 18' 8" (4.38m x 5.71m) Two windows to the front elevation, one to the side elevation, two radiators, two wardrobes.

BEDROOM 2

13' 5" x 13' 4" (4.09m x 4.08m) UPVC window to the side elevation, radiator, wash hand basin, wardrobe.

BEDROOM 3

11' 5" x 13' 6" (3.50m x 4.14m) UPVC windows to the front and side elevations, wash hand basin, radiator, wardrobe.

BEDROOM 4

9' 9" x 7' 2" (2.99m x 2.19m) UPVC window to the rear elevation, radiator, single wardrobe.

SHOWER ROOM

Two piece suite comprising shower cabinet with Triton shower and wash hand basin, radiator, towel rail, obscure glazed UPVC window.

SEPARATE WC

Low level suite, obscure glazed window.





EXTERIOR

Double gates to the driveway with parking area and access to:

DETACHED BRICK GARAGE

19' 0" x 9' 8" (5.80m x 2.95m) Up and over door, personnel door, window, concrete base.

ATTACHED BRICK STORE

5' 10" x 9' 6" (1.80m x 2.90m) Power point, ceiling light.

The established gardens are to the front, side and rear with stunning views overlooking Crowland Abbey.

RESTRICTED COVENANT AND OVERAGE

The buyer should be aware that the area hatched blue on the title plan is subject to a restrictive covenant limiting the blue hatched land to use as ancillary garden ground for the house. In addition, an overage provision would be attached to the title of the blue hatched area such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value, following the sale of the blue hatched area with the benefit of, or the implementation of, a planning permission for any use beyond that of ancillary garden ground for the house.

SPECIAL NOTE

It may be considered preferable to purchase the land hatched blue separately, as a cash transaction from the house and its immediate curtilage, as some lenders do not wish to lend on property that is subject to overage rights.

DIRECTIONS

From Spalding, proceed southwards along the A16 towards Peterborough. After 9 miles, turn into Crowland, follow the road to The Abbey and the property is located on the opposite side of East Street.

AMENITIES

Crowland is a well served village with a variety of facilities and easy access to Spalding and Peterborough.

SOLD AS SEEN

Please note that the property is 'sold as seen' including any fixtures, fittings or items of property left on the premises. The buyer should rely on their own inspections and arrange for any alterations, upgrades, repairs, replacements and removals they require at their own cost.



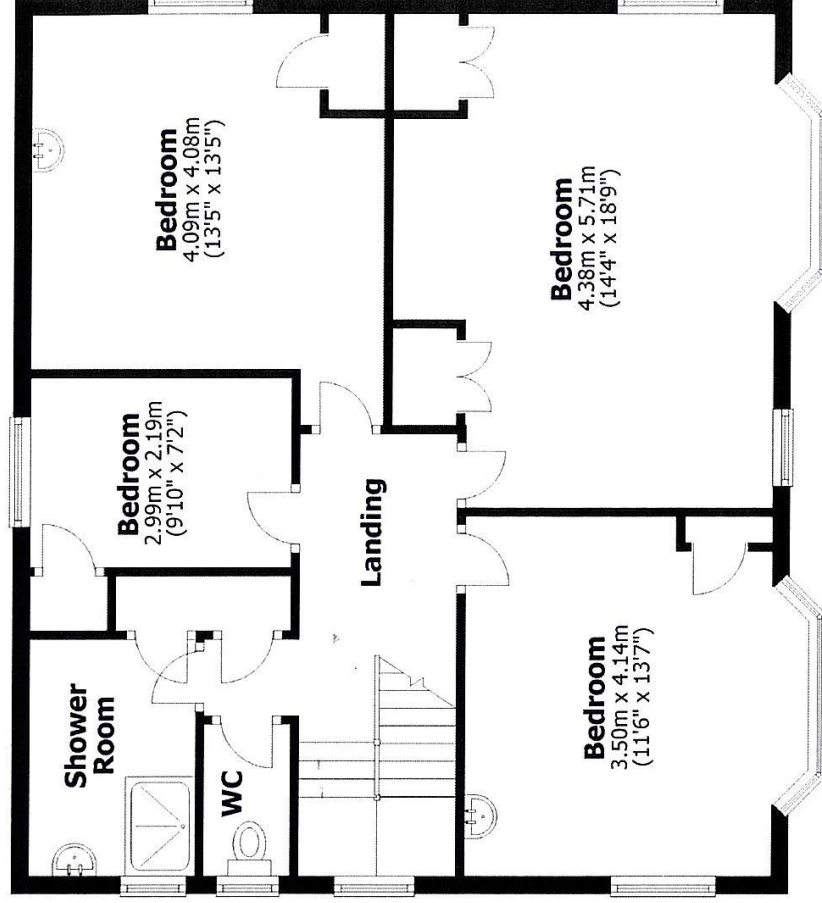
Ground Floor

Approx. 95.0 sq. metres (1022.4 sq. feet)



First Floor

Approx. 85.7 sq. metres (922.6 sq. feet)



Total area: approx. 180.7 sq. metres (1945.0 sq. feet)

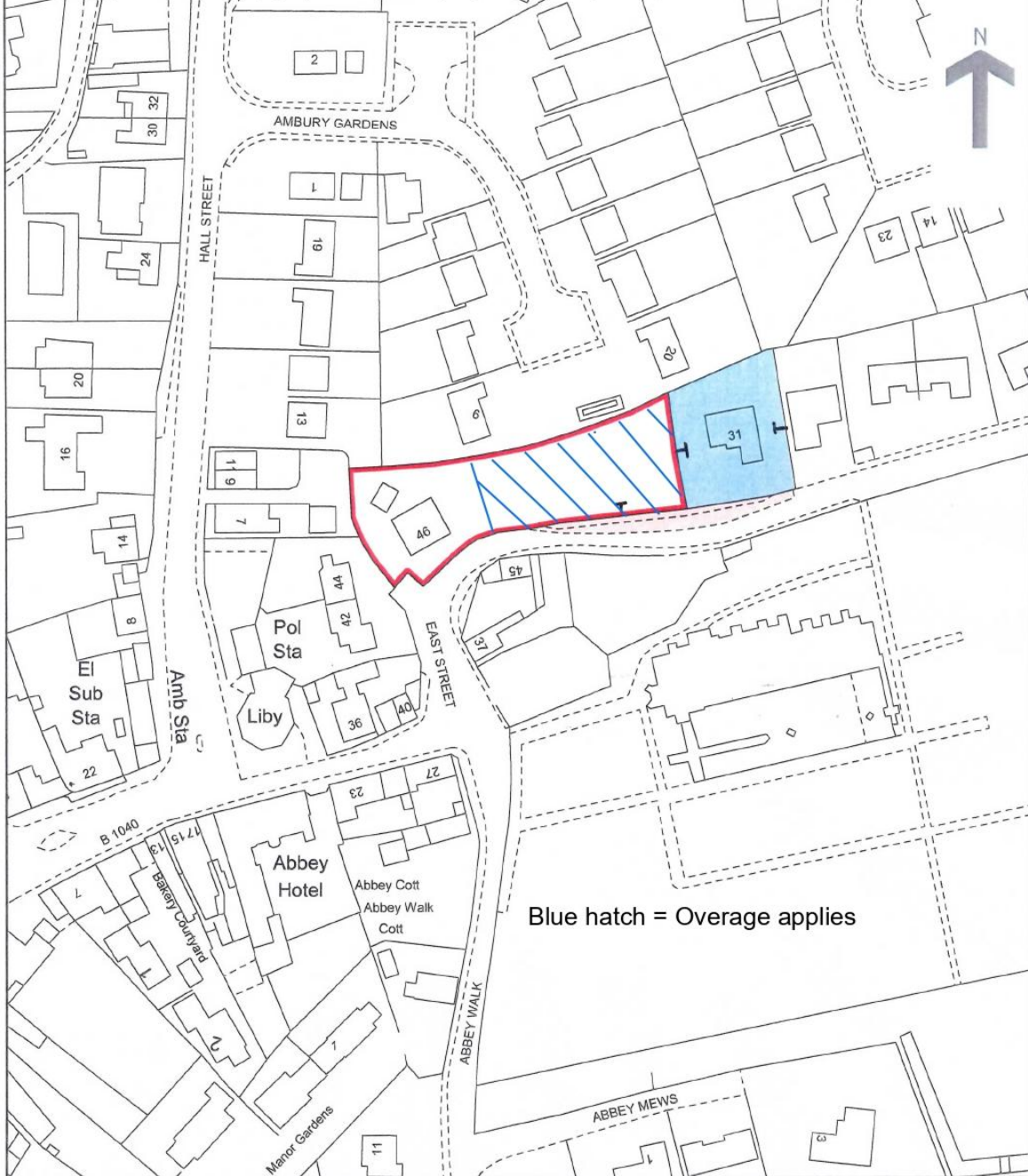
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this

Land Registry
Official copy of
title plan

Title number LL318585
Ordnance Survey map reference TF2410SW
Scale 1:1250 enlarged from 1:2500
Administrative area Lincolnshire: South Holland

P1196,
P181
THE RECTORY
46 EAST
STREET
CROWLAND
PE6 0EN

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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Kingston upon Hull Office.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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: S11898

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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		