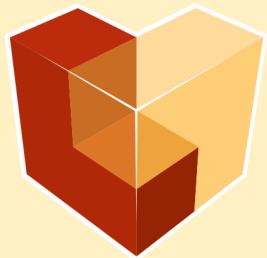


EST 1770



Longstaff[®]

BOURNE RESIDENTIAL: 01778 420 406 www.longstaff.com



1 & 3 Verandah Cottages, Aslackby, Sleaford. NG34 0HH

Guide Price £360,000 Freehold

A fantastic opportunity to acquire a pair of semi-detached cottages with the opportunity for refurbishment or conversion to one dwelling (subject to planning).

Set within wonderful grounds extending to approximately 0.91 acres (0.36 hectares), in a prime but secluded village location. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

From Bourne Town Centre, follow the A15 road northbound towards the village of Aslackby. From the A15, turn left onto Temple Road. Then, after approximately 250 meters, turn left again onto Sovereign Street (which merges into Kirkby Underwood Road) and continue for approximately 150 meters. As the road bears left, turn right onto the private driveway and immediately right again onto a roadway which leads down to the properties. The road end is marked by an R. Longstaff & Co 'For Sale' board.

What3Words Location: //zoomed.ogre.approach

DESCRIPTION

1 & 3 Verandah Cottages are a pair of semi-detached cottages offering extensive garden space and good-sized internal accommodation combined, including six bedrooms, three bathrooms, and multiple reception rooms. Set within a secluded plot of approximately 0.91 Acres, these properties create an ideal residential refurbishment or conversion opportunity (subject to planning).



1 VERANDAH COTTAGES – West Cottage

GROUND FLOOR:

KITCHEN/DINER

20' 9" x 12' 0" (6.33m x 3.66m)

Accessed through the front door of the property, this room provides ample space for both a kitchen and a dining space. The kitchen benefits from both wall and base units.

LOUNGE

11' 1" x 11' 11" (3.40m x 3.65m)

Lounge with a feature fireplace, a north-facing window looking out over the large gardens to the rear of the property, and a conservatory to the south of the property. Stairwell leading to the master bedroom and the second bedroom upstairs. The room provides access outside to the rear of the property through another door.

CONSERVATORY

6' 0" x 8' 6" (1.84m x 2.59m)

The property benefits from a south-facing UPVC conservatory, accessed from the lounge. The room also has a door leading outside.

BATHROOM

8' 3" x 6' 9" (2.52m x 2.07m)

With access from the living room on the ground floor, the bathroom provides a wash hand basin, W/C and a shower.

FIRST FLOOR:

BEDROOM

8' 9" x 16' 7" (2.67m x 5.08m)

This master bedroom provides space for a double bed, and benefits from two north-facing windows.

BEDROOM

11' 4" x 10' 3" (3.46m x 3.14m)

This second bedroom provides space for a double bed, and benefits from one south-facing window. The room currently includes a wash-hand basin and an airing cupboard with some additional storage.

3 VERANDAH COTTAGES – East Cottage

GROUND FLOOR:

PORCH

3' 5" x 3' 11" (1.04m x 1.20m)

LEADING INTO:

LOUNGE (INC. MAIN STAIRCASE)

20' 11" x 11' 11" (6.39m x 3.65m)

The generously sized lounge includes a feature fireplace, a north-facing window overlooking the large gardens to the rear of the property, an east-facing window a door to the porch, and double French doors leading in from the front of the property. Stairwell leading to the master bedroom, the third bedroom and one bathroom upstairs.

UTILITY ROOM

8' 3" x 7' 3" (2.53m x 2.21m)

The utility room provides space for appliances and includes a sink and both wall and base units. The room has a rear door, leading to the garden.

KITCHEN

8' 4" x 6' 10" (2.55m x 2.10m)

The kitchen provides space for under-counter appliances, and benefits from both wall and base units. The property benefits from an oil-fired boiler, which is currently located in this kitchen. The room benefits from a north-facing window overlooking the extensive rear gardens.



DINING ROOM

10' 11" x 11' 11" (3.34m x 3.65m)

Ample dining room/reception room space, benefiting from a south-facing window.

ADDITIONAL RECEPTION ROOM (INC. SECONDARY STAIRCASE)

8' 5" x 9' 8" (2.57m x 2.95m)

Reception room with a south-facing window, providing access via a secondary staircase to the second and third bedrooms and a secondary bathroom.

FIRST FLOOR:

MAIN STAIRCASE

9' 1" x 3' 0" (2.78m x 0.92m)

LEADING TO:

LANDING/HALLWAY

2' 5" x 11' 11" (0.739m x 3.645m)

BEDROOM

10' 8" x 11' 5" (3.27m x 3.49m)

This master bedroom provides ample space for a double bed and features a south-facing window and some wooden shelving.

BEDROOM

6' 4" x 8' 8" (1.95m x 2.65m)

This bedroom provides space for a single bed and features a north-facing window.

BATHROOM

8' 4" x 7' 5" (2.55m x 2.27m)

The bathroom provides a wash hand basin, W/C and a bath. The room features a north-facing frosted window, provides access to an airing cupboard.

SECONDARY STAIRCASE

2' 5" x 6' 5" (0.74m x 1.98m)

LEADING TO:

BEDROOM

10' 6" x 10' 11" (3.206m x 3.340m)

This bedroom provides ample space for a double bed and features a south-facing window.

BEDROOM

8' 2" x 9' 7" (2.50m x 2.93m)

This bedroom provides space for a double bed and features a south-facing window.

BATHROOM

8' 4" x 6' 10" (2.56m x 2.11m)

The bathroom provides a wash hand basin, W/C and a bath. The room features a north-facing window overlooking the gardens.



GARDENS

Both properties have sizeable gardens to the rear. The gardens are currently laid to grass, with mature shrubs and borders. A small stream runs across the length of the North boundary, and it provides a wonderful opportunity to enhance the setting and create private gardens.

GARAGES AND OUTBUILDINGS

1 Verandah Cottages has a free-standing garage, located to the West of the property, and 3 Verandah Cottages has a summer house/outbuilding which is positioned in the rear garden of the property.

SERVICES

Both properties have the benefit of mains electric and water connections, and private drainage systems.

TENURE

Freehold with vacant possession upon completion. The properties are offered for sale with no onward chain.

VIEWINGS

All viewings must be arranged by appointment only with R. Longstaff and Co's Bourne Office – 01778 420 406. All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor their Agent accept any liability for any damage to persons or their property.

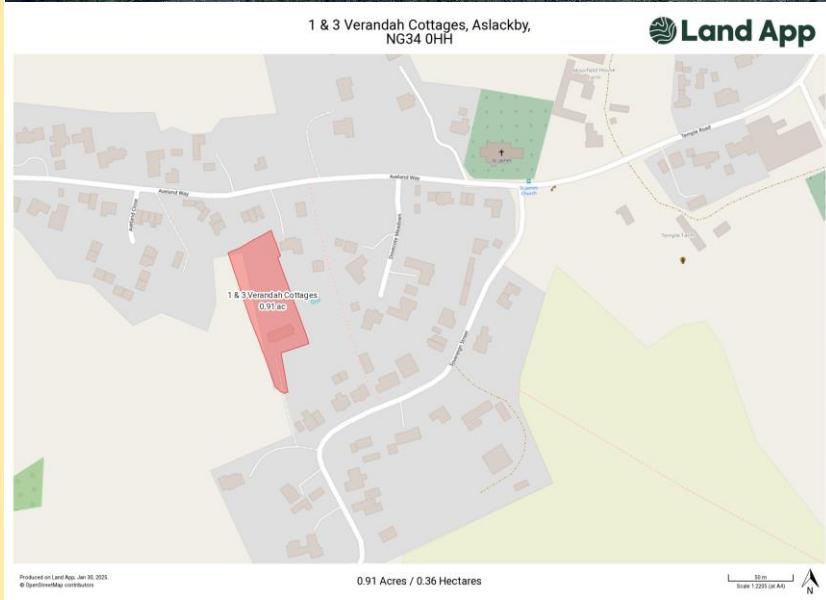
PLANS AND AERIAL FOOTAGE

Please note all plans and aerial photography outlined in red are for identification purposes only and are not drawn to exact scale.









EPC RATINGS

1 Verandah Cottages - E (48)
3 Verandah Cottages - TBC

COUNCIL TAX BANDS

1 Verandah Cottages - Band B
3 Verandah Cottages - 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: 16969

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.
73b Abbey Road
Bourne
Lincolnshire
PE10 9EN

CONTACT

T: 01778 420 406
E: kit@longstaff.com
W: www.longstaff.com