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Longstaff INC. Eckfords

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1 Bytham Road , Creeton, NG33 4PY

£275,000 Freehold

- Semi Detached House
- Kitchen
- Lounge
- Three Bedrooms
- Very Large Plot

This spacious semi detached house benefits from many bespoke features, enviable views and a very large rear garden. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

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



GROUND FLOOR

ACCOMMODATION

Front door opening to Entrance Hallway: Stairs to first floor landing.

LOUNGE

6' 2" x 9' 8" (1.88m x 2.95m) Brick chimney breast with open fire place, laminate flooring, TV point, window to front.

KITCHEN

12' 1" x 13' 1" (3.68m x 3.99m) Bespoke Kitchen with many lovely features, Brick chimney breast with log burner and recess to each side. To one side of chimney there is space for range style cooker with five ring ceramic hob, double electric oven and grill., tiled splash back, chrome extractor hood over, porcelain Belfast sink with mixer taps, wooden worktop, space and plumbing under worktop for dishwasher, under



stairs storage cupboard, large walk in pantry with shelving, space and plumbing for automatic washing machine, space for fridge/freezer.

BREAKFAST ROOM

7' 4" x 7' 6" (2.24m x 2.29m) Red quarry floor tiles, wooden panelling to half walls.

INNER HALLWAY

Red quarry floor tiles, access to roof storage space, door to rear garden.

SHOWER ROOM

7' 7" x 7' 4" (2.31m x 2.24m) Walk in double width shower cubicle with glass shower screen, complimentary splash back tiling, antique sink with mixer tap and cupboard under, low level WC, chrome heated ladder towel rail, feature wall of galvanised steel, and further wall with bespoke oak panelling, extractor fan. STIEBEL water heater which services both sinks and produces water on demand.

FIRST FLOOR LANDING

Access to roof storage space.

BEDROOM 1

9' 8" x 13' 3" (2.95m x 4.04m) Exposed wooden floor boards, TV point, window to front.

ENSUITE CLOAK ROOM

Low level WC with concealed flush, wash hand basin with mixer tap, exposed wooden floor boards.

BEDROOM 2

12' 0" x 7' 11" (3.66m x 2.41m) Window to rear, TV point.

BEDROOM 3

9' 0" x 8' 1" (2.74m x 2.46m) Window to rear, TV point.

EXTERNALLY

The front of this property benefits from twin opening farm style gates. There is a very large gravelled driveway with off road parking for at least 8 cars. The remainder of the front garden is laid to lawn. The rear garden is fully enclosed and is accessed via a timber gate. The rear garden is a lovely feature of this property and benefits from being totally private and not overlooked. There are two patio seating areas with the remainder laid to a very large lawn with a variety of mature trees and shrubs. The rear garden benefits from an outside tap and four timber sheds. Overall a haven to sit and relax in.

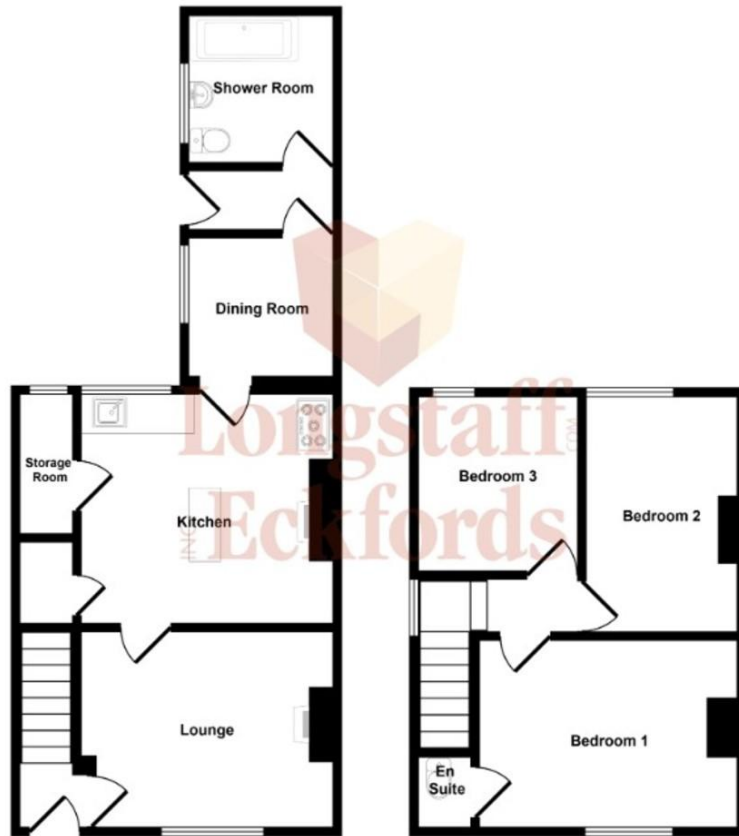
BESPOKE CONVERTED CONTAINER

7' 5" x 19' 2" (2.26m x 5.84m) Located on the driveway is a bespoke container that has been cleverly converted into a home/office, workshop or even a gym. It has been cladded on the outside with wooden planks and insulated and clad internally. It does benefit from power and light and could be used for a variety of different uses.

AGENTS NOTE

This property has many lovely features that should be mentioned. It is located on a very large plot with a potential building plot subject to normal planning conditions or the room to extend the original house. There are enviable views at the front overlooking open fields and countryside. Internally the house benefits from bespoke features and feels very much like a farm style cottage.

Approx Gross Internal Area
78 sq m / 841 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft

First Floor
Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17935

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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