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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Rose Cottage, 11 Station Road, Tydd Gote PE13 5QA

£135,000 Freehold

- Semi-Detached Cottage
- Off-Road Parking
- 2 Bedrooms
- Village Location
- Viewing Recommended

Quaint semi-detached cottage in semi-rural village. Lounge diner, garden room/study, kitchen/breakfast room, cloakroom and bathroom to the ground floor; 2 bedrooms to the first floor. Part UPVC double glazed, some electric storage heaters, off-road parking, small enclosed pretty garden.

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ACCOMMODATION Usual access through the part glazed entrance door to:

KITCHEN 9' 10" x 7' 11" (3.00m x 2.43m) Small window to the rear elevation, single drainer stainless steel sink unit, roll edged worktops, cupboards and drawers, cup hooks, plumbing and space for washing machine, tile effect vinyl floor covering, fluorescent strip light, sliding door to:

BATHROOM 8' 1" x 4' 10" (2.48m x 1.49m) maximum Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, small obscure glazed window, ceiling light, Airing Cupboard housing the hot water cylinder.

Also from the Kitchen a multi pane glazed door leads to:

LOUNGE DINER 18' 6" x 11' 11" (5.64m x 3.64m) Ceramic tiled fireplace, 2 UPVC windows to the front elevation, textured



ceiling, fluorescent strip light, night storage heater, multi pane glazed door into:

STUDY/GARDEN ROOM 9' 10" x 7' 0" (3.00m x 2.14m) Window to the rear elevation, fluorescent strip light, night storage heater, external entrance door, new roof replaced 2023, door to:

CLOAKROOM Low level WC, hand basin with cold water tap, 2 obscure glazed windows.

From the corner of the Lounge Diner a door leads to a staircase rising to:

FIRST FLOOR LANDING Ceiling light, doors arranged off to:

BEDROOM 1 12' 0" x 10' 0" (3.68m x 3.06m) Night storage heater, ceiling light, UPVC window to the front elevation.

BEDROOM 2 8' 2" x 9' 2" (2.49m x 2.80m) Window to the rear elevation, night storage heater, ceiling light, access to loft space.

EXTERIOR At the front of the property there is a small railed garden with rose bushes, this continues round to the side with established bushes and, accessed off the adjacent roadway is a gravelled off-road parking space/driveway and asbestos garage.

ENCLOSED REAR GARDEN A pretty garden, designed for ease of maintenance with 2 tiered patio and seating areas, established stocked borders and dose boarded timber fencing to the rear boundary.

SERVICES Mains water and electricity, private drainage.

DIRECTIONS From Spalding proceed along the B1165 through Weston Hills and Whaplode St Catherine's, continuing up to the cross roads at Saturday Bridge, proceed straight on, on to Ravens Gate through Sutton St James, through Tydd St Giles and up to the 'T' junction with the A1101 turning right and then on reaching Tydd Gote, turn left into Station Road and the property is situated on the left hand side.

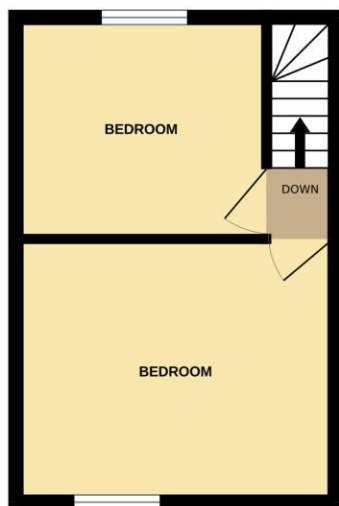
AMENITIES Long Sutton, Wisbech, Kings Lynn, Holbeach and Spalding are all within easy driving distance.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

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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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		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

