

Pygott & Crone

Durham House, Durhams Road

Dawsmere, Spalding, Lincolnshire, PE12 9NJ

£440,000

4 Bedroom Detached House

- Freehold
- Detached House
- Sitting on 0.45 acre plot
- Four Bedrooms
- Kitchen/Breakfast room & Separate Utility
- Lounge & Dining Room
- Open Views
- Generous Driveway & Double Garage
- Downstairs Shower Room & Upstairs Bathroom
- EPC Rating - D, Council Tax Band - D

Click here to access the Energy Performance Certificate for Durham House, Durhams Road, Dawsmere, Spalding, Lincolnshire, PE12 9NJ





Overview

Lying in the Lincolnshire Fens, Pygott and Crone are delighted to market Durham House, a characterful detached property which enjoys no immediate neighbours and far reaching open field views of the countryside. The location is convenient with the Market town of Long Sutton just over 6 miles away offering a variety of larger stores and amenities. Oozing charm, having spacious rooms and a generous plot approaching half an acre, a viewing is advised.





The property has been well maintained and upgraded by the current owners and offers well planned accommodation comprising of Entrance Hall, Lounge with Bay window, Dual Aspect Dining Room with multi fuel burner, Kitchen/Breakfast Room, Utility/Boot Room and there is a Downstairs Shower Room for added convenience. The stairs lead to Four Bedrooms and the Family Bathroom.

Outside the property sits on a plot approaching half an acre. The gravel driveway provides ample off road parking and gives access to the double garage. The gardens are laid mainly to lawn with a private decking area to the rear and there is a variety of fruit trees including Pear, Apple and Walnut.

Agents Notes: The property benefits from 5 solar panels which are owned by the property. The property is serviced by a septic tank; the vendor has informed us the septic tank does meet the current "Septic Tank and Sewage Treatment Plant Regulations & General Binding Rules". Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.










SAMSUNG











Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

































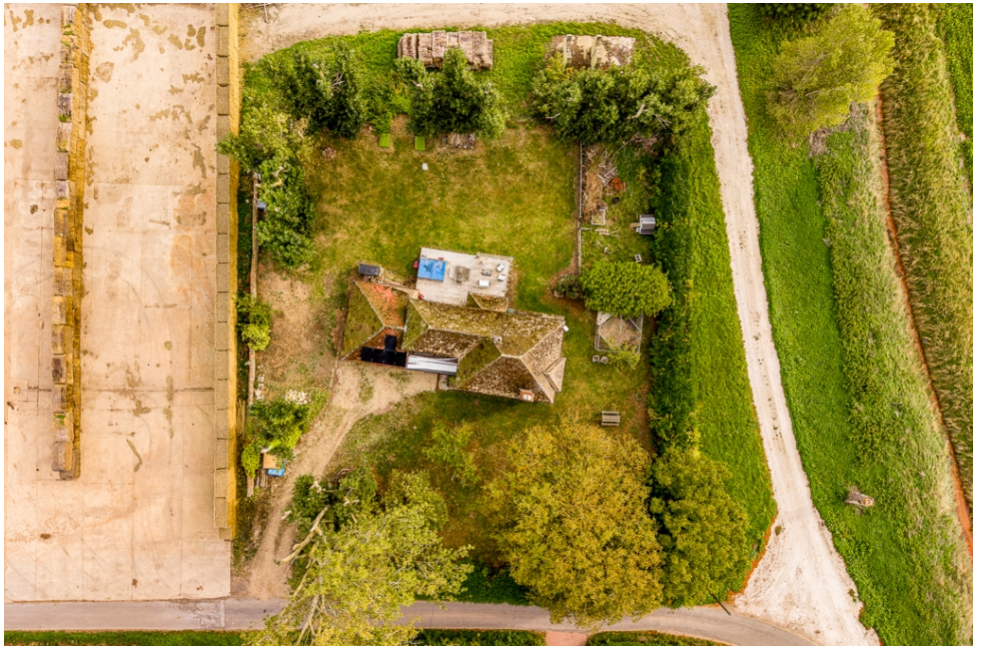




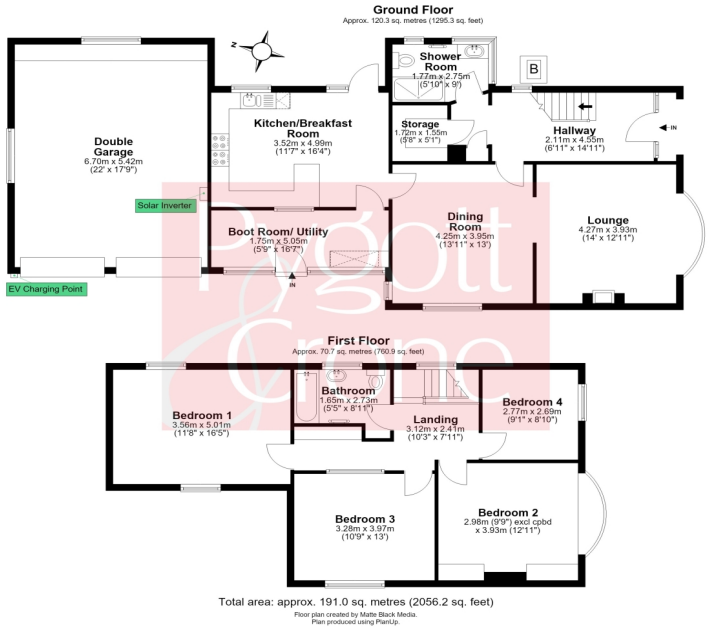


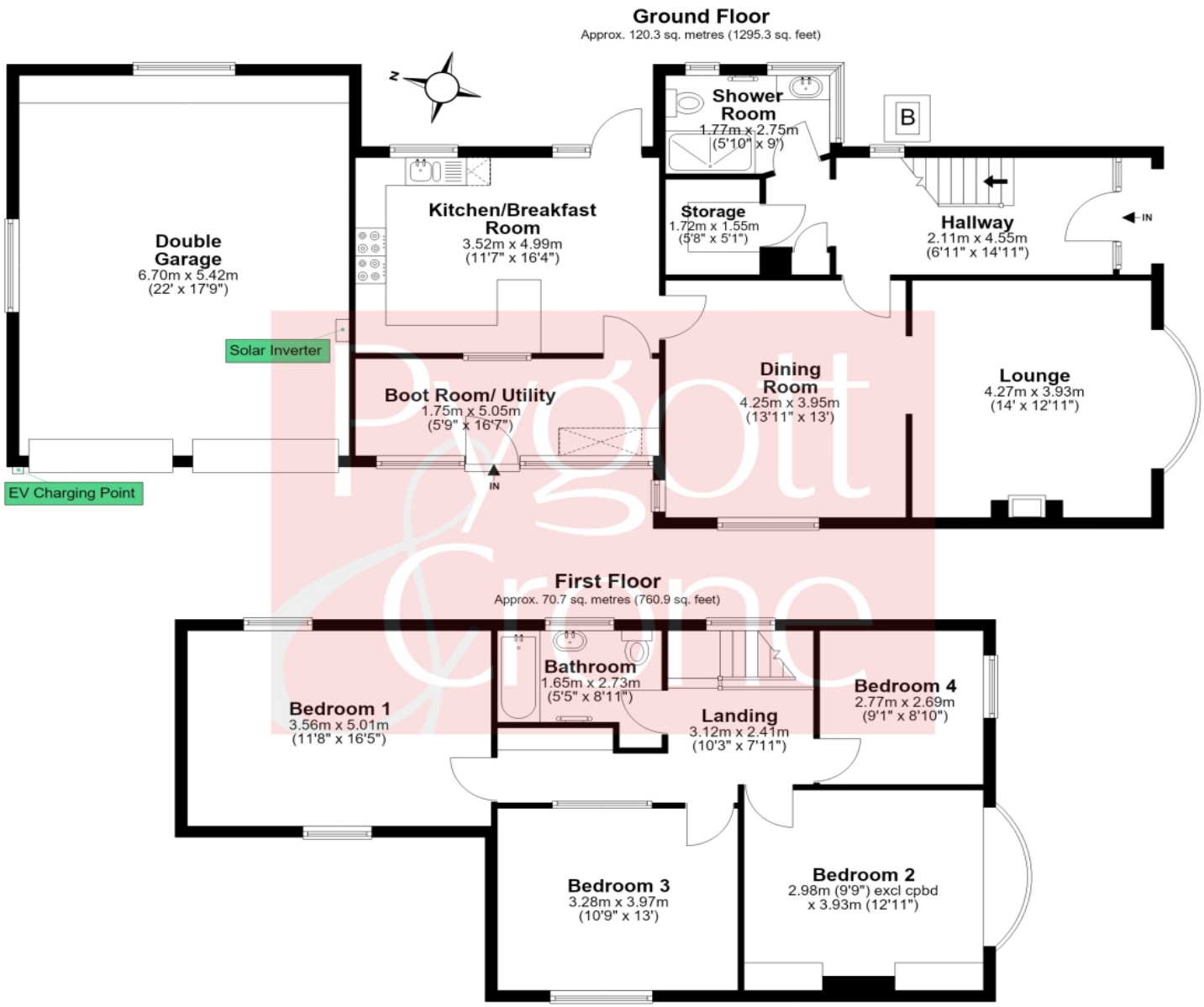









Ground Floor
Approx. 120.3 sq. metres (1295.3 sq. feet)
Double Garage
6.70m x 5.42m
(22' x 17'9")
Solar Inverter
EV Charging Point
Kitchen/Breakfast Room
3.52m x 4.99m
(11'7" x 16'4")
Boot Room/ Utility
1.75m x 5.05m
(5'5" x 16'7")
Shower Room
1.77m x 2.75m
(5'10" x 9')
Storage
1.72m x 1.55m
(5'8" x 5'1")
Hallway
2.11m x 4.55m
(6'11" x 14'11")
Dining Room
4.25m x 3.95m
(13'11" x 13')
Lounge
4.27m x 3.93m
(14' x 12'11")
First Floor
Approx. 70.7 sq. metres (760.9 sq. feet)
Bedroom 1
3.56m x 5.01m
(11'8" x 16'5")
Bathroom
1.65m x 2.73m
(5'5" x 8'11")
Landing
3.12m x 2.41m
(10'3" x 7'11")
Bedroom 4
2.77m x 2.69m
(9'1" x 8'10")
Bedroom 3
3.28m x 3.97m
(10'9" x 13')
Bedroom 2
2.98m (9'9") excl cpbd
x 3.93m (12'11")
Total area: approx. 191.0 sq. metres (2056.2 sq. feet)
Floor plan created by Matte Black Media.
Plan produced using PlanUp.


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Houses. Homes. Harmony.

Pygott & Crone

Durham House, Durhams Road, Dawsmere
is on the market with our Spalding branch

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10 Bridge Street, Spalding PE11 1XA

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