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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



33 Churchill Drive, Spalding PE11 2RL

£335,000 Freehold

- Nicely Presented
- Four Bedrooms
- Good Sized Garden
- Popular Location
- Viewing Recommended

Nicely presented four bedroom detached residence situated in a prime location close to the town centre with accommodation comprising of: Entrance Porch, Entrance Hallway, Lounge/Dining Room, Kitchen/Diner, Downstairs Cloakroom, Snug, Four Bedrooms, Family Bathroom, multiple off road parking, Single Garage, front and enclosed mature rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

The property is approached by lawned front garden with a wide range of mature shrub and tree borders with block paved driveway and pathway, the driveway provides multiple off road parking for vehicles, wooden side access gate leading into the rear garden at both side elevations, outdoor lighting. Leaded UPVC double glazed front door and window to the front elevation, leading into:

ENTRANCE PORCH

3' 3" x 7' 2" (1.01m x 2.19m) With skimmed ceiling and centre light point, leading to an obscured wooden glazed door which leads into:

ENTRANCE HALLWAY

4' 11" x 12' 5" (1.50m x 3.81m) With centre light point, smoke alarm, single radiator, central heating thermostat, UPVC double glazed window to the side elevation.



CLOAKROOM

4' 8" x 6' 1" (1.43m x 1.86m) With obscured UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, single radiator, fitted with a two piece suite comprising of low level WC and pedestal wash hand basin with mixer tap, tiled splash back, single radiator. Via solid wooden door with part glazing leading into:



KITCHEN/DINER

11' 0" x 16' 0" (3.36m x 4.88m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, textured ceiling with centre light point, single radiator, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset one and a quarter bowl sink with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, fridge and freezer space, further tallboy cabinets, integrated gas stainless steel hob with extractor hood over, integrated Hotpoint double fan assisted oven, part glazed door off to:



DINING ROOM

11' 2" x 9' 11" (3.42m x 3.03m) With textured and coved ceiling with centre light point, 2 x single wall lights, single radiator, BT point, wooden glazed window to the rear elevation, wooden obscure glazed door to the rear elevation leading into the:

SUNROOM / SNUG

7' 6" x 11' 6" (2.30m x 3.53m) With UPVC double glazed sliding patio doors to the rear elevation, aluminum double glazed window to the side elevation, TV point, wall mounted electric heater.



LOUNGE

12' 2" x 18' 2" (3.71m x 5.54m) With UPVC double glazed window to the front elevation, double radiator, textured and coved ceiling with centre light points and 2 x double wall lights, TV point, feature brick fireplace with fitted coal effect gas fire.

FIRST FLOOR LANDING

5' 4" x 16' 0" (1.63m x 4.89m) With UPVC double glazed window to the side elevation, centre light point, loft access with pull down ladder, double door storage cupboard off with slatted shelving.



BEDROOM 1

12' 6" x 12' 11" (3.82m x 3.96m) With UPVC double glazed window to the front elevation, textured ceiling with centre light point, single radiator, fitted bedroom fitment with 4 x single



door wardrobes with over storage and central dressing table with further 4 x drawers, further 2 x built in bedside cabinet and built in headboard.

BEDROOM 2

10' 0" x 11' 2" (3.06m x 3.42m) With UPVC double glazed window to the rear elevation, textured ceiling with centre light point, single radiator.

BEDROOM 3

10' 2" x 9' 11" (3.11m x 3.03m) With UPVC double glazed window to the front elevation, textured ceiling with centre light point, single radiator, storage cupboard off with hanging rail and shelving into recess.

BEDROOM 4

7' 11" x 8' 10" (2.42m x 2.71m) With UPVC double glazed window to the rear elevation, textured ceiling with centre light point, single radiator.

FAMILY BATHROOM

6' 9" x 7' 11" (2.06m x 2.42m) With obscured UPVC double glazed window to the rear elevation, textured and coved ceiling with inset LED lighting, mostly tiled walls, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below with mixer tap, p-shaped bath with mixer tap, glass shower screen with fitted thermostatic shower over the bath, fitted wall mirror, stainless steel heating towel rail.

OUTSIDE

To the exterior there is extensive outdoor lighting, outdoor taps, paved pathways, the garden is mainly laid to lawn with a wide range of mature shrubs and tree borders with fenced boundaries to both sides and rear elevation.

TANDEM GARAGE

8' 7" x 19' 8" (2.62m x 6.01m) With up and over door, wooden glazed window to the side elevation, centre light point, power points, recently fitted electric consumer unit board.



DIRECTIONS

From the High Bridge in the centre of town proceed in a southerly direction along the eastern side of the River Welland along Cowbit Road. Continue for half a mile turning left into Churchill Drive and the property is located on the left hand side.

AMENITIES

The town centre is a pleasant walk from the property and offers a full range of shopping, banking, leisure, commercial, medical and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast link with London's Kings Cross minimum journey time 48 minutes.





THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11169

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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