

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



34 Horseshoe Road, Spalding PE11 3FD

**Guide Price £320,000 Freehold**

- Superbly Presented Detached Bungalow
- Three Bedrooms
- Kitchen/Diner
- Enclosed Rear Gardens
- Must View to Appreciate

Superbly presented 3 bedroom detached bungalow with double garage, front gardens, enclosed rear gardens, accommodation comprising of entrance porch, entrance hallway, lounge, kitchen/diner, 3 bedrooms, Ensuite to master bedroom, family bathroom, must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





UPVC obscured leaded double glazed door, with 2 x obscure UPVC double glazed windows to the front elevation leading into:

#### **ENTRANCE PORCH**

4' 6" x 8' 0" (1.38m x 2.44m) With skimmed ceiling, tiled flooring, 2 x fitted wall lights, leaded UPVC double glazed door to the side elevation with matching full length leaded glazed panel leading into:



#### **ENTRANCE HALLWAY**

16' 5" x 16' 2" (5.01m x 4.95m) Textured and coved ceiling with centre light point, smoke alarm, loft access, single radiator, BT point, electric consumer unit board, alarm control panel. The loft is fully insulated and part boarded. Solid oak door off leading into storage cupboard housing gas combination boiler (5 years old - still under 10 year warranty). Alarm control panel. Further solid oak door leading into storage cupboard with shelving. Central heating thermostat. Double oak glazed doors leading into:



#### **LOUNGE**

13' 1" x 18' 11" (4.00m x 5.79m)

With obscured UPVC double glazed window to the front and rear elevations, UPVC French doors to the rear elevation, textured and coved ceiling with 2 x centre light points, 2 x double radiators, TV point, telephone point, feature marble fireplace with marble insert and hearth, fitted Dimplex coal effect electric fire, gas point. Via double French doors leading into:



#### **CONSERVATORY**

9' 11" x 10' 11" (3.03m x 3.35m)

Of dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and rear elevation, UPVC double glazed French doors to side elevation, vaulted roof with inset LED lighting, tiled flooring with underfloor heating, wall mounted electric heater system, fitted vertical blinds (included in sale).



#### **KITCHEN/DINER**

11' 3" x 12' 5" (3.44m x 3.81m)

With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, textured and coved ceiling with inset LED lighting, single radiator, TV point, fitted with a wide range of solid oak base and eye levels units with preparation surfaces over splash backs, further drawer units, integrated Bosch washing machine, integrated slimline AEG dishwasher, integrated fridge, integrated freezer, insert stainless steel bowl sink with mixer tap with built in drainer, integrated NEFF 4 gas ring hob with stainless steel



splash backs and pull out extractor hood over, integrated NEFF stainless steel fan assisted oven, under cabinet lighting, recessed lighting under cabinets, USB points.



### **MASTER BEDROOM**

11' 4" x 13' 10" (3.46m x 4.23m)

With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, alarm sensor, TV point, telephone point. Bedroom fittings including double wardrobe x 3, over storage units with built in 2 x 4 drawer units, built in 2 x bedside cabinets with display area, lighting, over bed storage, full length wall mirror. Solid oak door leading into walk in wardrobe with hanging rail and shelving fitted into recess, panic button. Solid oak door off leading into:



### **MASTER ENSUITE**

5' 8" x 8' 11" (1.74m x 2.74m)

With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with inset LED lighting, 2 x extractor fans, fully tiled walls, tiled flooring, single radiator, fitted with a 3 piece suite comprising of low level WC, wash hand basin with mixer tap with glass mirror over, fitted into vanity unit with storage below, with further matching coordinating storage cupboards above, walk-in shower enclosed with fitted Mira thermostatic shower over.





#### **BEDROOM 2**

10' 7" x 11' 8" (3.23m x 3.57m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator.



#### **BEDROOM 3**

8' 2" x 9' 1" (2.49m x 2.77m) With UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, single radiator.



#### **FAMILY BATHROOM**

6' 6" x 7' 2" (1.99m x 2.19m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with inset LED lighting, built in extractor fan, fully tiled walls, polished tiled floor, single radiator, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with mixer tap and storage below, fitted glass mirrored medicine cabinet over, bath with mixer tap.

#### **OUTSIDE**

The front of the property is mainly laid to lawn with paved pathways and shrub borders, tarmac driveway providing multiple off road parking for vehicles, further lawned area, Via tarmac driveway leading to:

#### **DOUBLE GARAGE**

17' 2" x 19' 0" (5.25m x 5.80m) With 2 x up and over doors, power points and lighting, over storage into eaves, free standing racking and fitted shelving included in sale.

#### **ENCLOSED REAR GARDENS**

The garden is mainly laid to lawn with a wide range of mature shrub and tree borders with paved pathways and further gravelled area, 6ft x 4ft shed included in sale, 9ft x 7ft shed included in sale, wooden summer house with veranda and decking area. Extensive outdoor lighting, tiled patio area, tap, sun canopy, side access wooden gate leading to front of property with further gravelled and slabbed pathways.







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

**TENURE** Freehold

**SERVICES**

All Mains

**COUNCIL TAX**

Band D

**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: 15896**

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.

**ADDRESS**

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**DIRECTIONS**

Leave Spalding along Winsover Road turning into Bourne Road. At the traffic lights take a left hand turning into Broadgate, follow the road down and then take a right hand turning into Horseshoe Road. Follow the road down, over the train crossing and proceed to the end of the road taking a right hand turn where the property is located on the right hand side.

**AMENITIES**

Spalding town centre is approximately 2 miles from the property and offers a range of shopping, banking, leisure, commercial and educational facilities. The cathedral city of Peterborough is approximately 17 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.

