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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



55 Park Avenue, Spalding PE11 1QX

GUIDE PRICE - £230,000 Freehold

- Deceptively Spacious
- Two Double Bedrooms
- Close to Town Location
- Separate Utility Room
- Beautifully Presented Gardens

Deceptively spacious two bedroom detached bungalow situated in a close to town location with accommodation comprising of Entrance Hallway, Lounge, Kitchen, Shower Room, Two Double Bedrooms, Utility Room, Single Garage, Mature Beautifully Presented Gardens to the Rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



DESCRIPTION

Gravelled front garden, paved pathways leading to side access gate, concrete driveway leading to garage with up and over door. Open arch porch leading to obscured leaded UPVC double glazed door to the front elevation with matching obscured glazed panels to the sides, leading into the:

ENTRANCE HALLWAY

5' 4" x 15' 4" (1.64m x 4.68m) With skimmed ceiling, centre light point, smoke alarm, loft access, BT point, single radiator, central heating thermostat, storage cupboard off housing electric consumer unit board, further storage cupboards off housing the Worcester Bosch boiler with further slatted shelving, laminated flooring coordinating throughout hallway, leading into:

BEDROOM 1

11' 10" x 11' 10" (3.62m x 3.63m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator, laminated flooring.



BEDROOM 2

10' 11" x 10' 7" (3.33m x 3.24m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, double radiator, laminated flooring.

LOUNGE

12' 0" x 13' 6" (3.66m x 4.12m) With UPVC double glazed window to the front elevation, 2 x UPVC double glazed windows to the side elevation, skimmed ceiling with centre light point, 2 x single radiators, TV point, laminated flooring.

FAMILY SHOWER ROOM

6' 7" x 5' 6" (2.02m x 1.68m) With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, built in extractor fan, tiled flooring, part tiled walls, full tiling to the shower enclosure, full length stainless steel heated towel rail, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin with mixer tap, glass shower enclosure, fitted thermostatic shower over.

KITCHEN

12' 0" x 9' 2" (3.66m x 2.80m) With UPVC double glazed window to the rear and side elevations, UPVC double glazed door to the rear elevation leading into sun room, skimmed ceiling with centre light point, tiled flooring, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inserts stainless steel sink with mixer tap, space for fridge and further space for fridge/freezer, integrated CDA ceramic hob and electric fan assisted oven with extractor hood over.



SUN ROOM

7' 3" x 9' 1" (2.23m x 2.77m) Of UPVC construction with UPVC double glazed windows to both sides and the rear elevations with opening tilt-light windows and UPVC double glazed door to the side elevation, polycarbonate roof for heat resistance and tiled flooring.



GARAGE

8' 1" x 17' 8" (2.48m x 5.40m) With up and over door, strip lighting, power points, to the rear of the garage is a wooden door leading into the separate utility room.

UTILITY ROOM

7' 8" x 11' 7" (2.36m x 3.54m) With UPVC double glazed window to the rear elevation, UPVC double glazed door to side elevation, skimmed ceiling with centre light point, single radiator, tiled flooring, fitted with a range of base units with preparation surfaces over tiled splash backs with inserts stainless steel bowl sink with mixer tap, plumbing and space for automatic washing machine and fridge or freezer space.



REAR GARDEN

Outdoor lighting, outdoor tap, fenced boundaries to both sides and to the rear elevation, extensive patio area, further paved pathways leading to the side access gate, the garden is mainly laid to lawn, further gravelled area with shrub and flower borders, wooden garden shed (8m x 6m), beautifully presented gardens.

DIRECTIONS

Leave the town centre along Winsover Road, proceeding over the level crossing turn right on to Park Road and left into Park Avenue where the property can be found on the right hand side.

AMENITIES

Spalding town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with a railway station, various sports clubs, the innovative water taxi service and the Springfields retail outlet / Festival Gardens. The Cathedral city of Peterborough is approximately 18 miles to the south and has a fast train link with London Kings Cross minimum journey time 50 minutes.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

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 they are present or in working order. Buyers must check these.

Ref: 15917

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		