

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



29 Minsmere Close, Spalding PE11 3PD

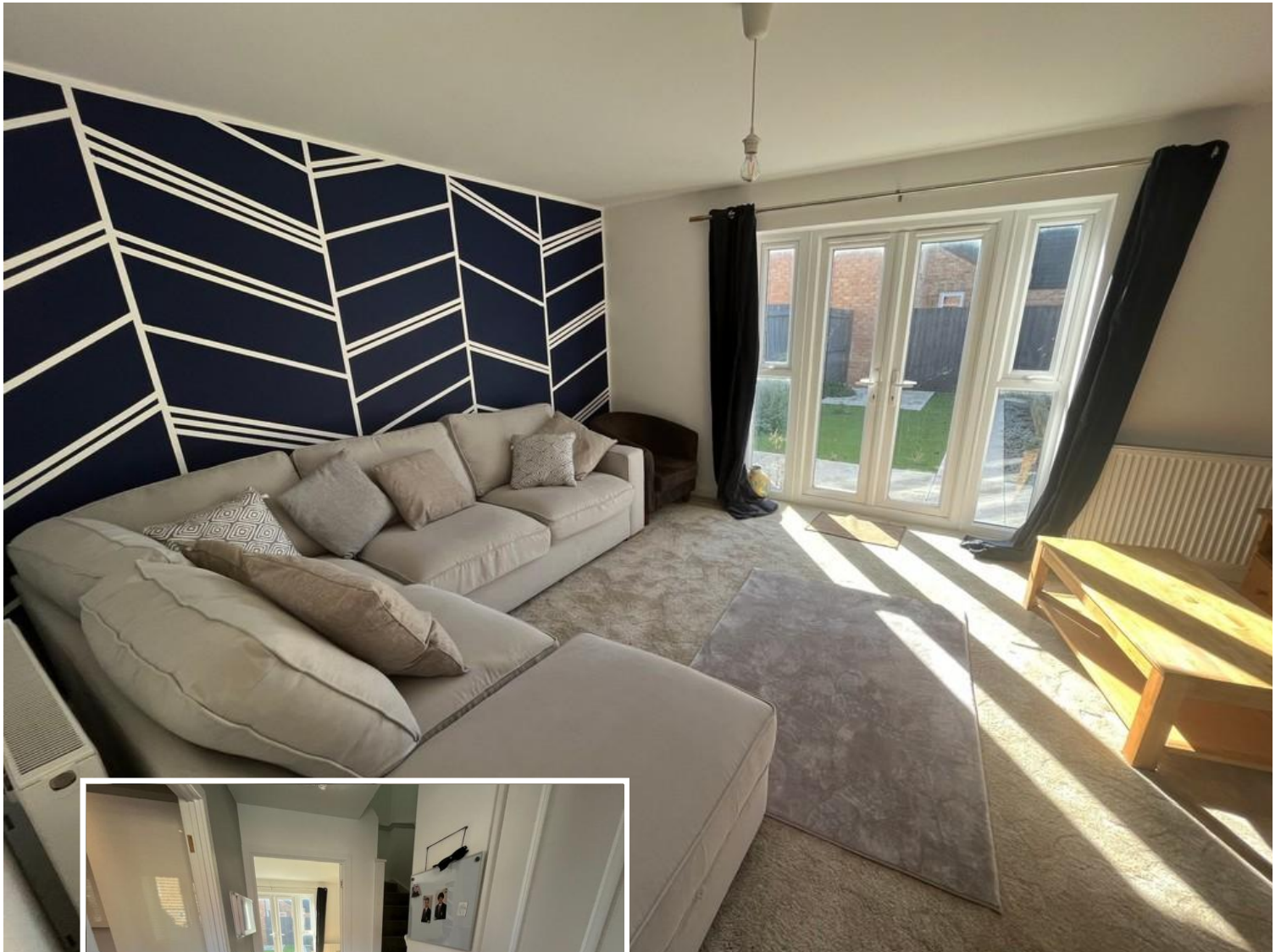
£179,000 Freehold

- Modern Town House
- 2 Bedrooms
- Bathroom and En-Suite Shower Room
- Allocated Parking
- Private Enclosed Gardens

Modern 2 bedroom terraced house with allocated parking immediately outside. Entrance hall, cloakroom, kitchen and lounge to the ground floor; landing, 2 bedrooms (one with en-suite) and bathroom to the first floor. Gas central heating, UPVC double glazing. Ideal first time purchase/investment.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed door to:

RECEPTION HALL

10' 4" x 3' 10" (3.16m x 1.17m) Fitted carpet, radiator, ceiling light, staircase off, door to:

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin, obscure glazed window, radiator, ceiling light.

KITCHEN

7' 11" x 9' 5" (2.42m x 2.89m) Roll edged worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, fitted base cupboards and drawers beneath, eye level wall cupboards, cupboard housing the Vaillant gas fired combi boiler, Zanussi cooker hood above the 4 burner gas hob and electric oven, built-in fridge freezer, built-in



washing machine, recessed ceiling lights, window to the front elevation, vinyl floor covering.

LOUNGE

13' 8" maximum x 14' 11" (4.18m maximum x 4.57m) Fitted carpet, ceiling light, under stairs storage cupboard, 2 radiators, UPVC French doors to the rear with full height side windows.

From the Reception Hall the carpeted return staircase rises to:

FIRST FLOOR LANDING

Access to loft space, ceiling light, built-in linen cupboard with heater and shelf, doors arranged off to:

BEDROOM 1

10' 9" x 10' 1" (3.30m x 3.08m) Fitted carpet, UPVC window to the front elevation, radiator, ceiling light, recessed double wardrobe, door to:

EN-SUITE SHOWER ROOM

6' 2" x 4' 7" (1.88m x 1.42m) maximum Large shower cabinet with fitted shower, low level WC, pedestal wash hand basin, recessed ceiling lights, extractor fan, obscure glazed UPVC window, shaver point, vertical radiator/towel rail.

BEDROOM 2

8' 5" x 10' 2" (2.57m x 3.10m) Fitted carpet, UPVC window to the rear elevation, ceiling light, radiator.

BATHROOM

6' 2" x 6' 9" (1.90m x 2.06m) Tile effect vinyl floor covering, fitted three piece suite comprising panelled bath with mixer tap and shower attachment, chrome hand grips, tiled surround, low level WC, pedestal wash hand basin, recessed ceiling lights, extractor fan, radiator.

EXTERIOR

At the front of the property there is an allocated tarmac parking bay.

ENCLOSED REAR GARDEN

Gated rear access. The garden includes a lawn area, raised planter, stocked border and close boarded timber fencing to the side and rear boundaries. There is also a paved patio area.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road passing the West Elloe junction and taking a left hand turning at the next traffic lights into Woolram Wygate. Continue without deviation into Wygate Park then take a left hand turning into Claudette Avenue, second left into Nicolette Way, up to the 'T' junction turning left into Saltern Drive, follow the road round to the right and then turn right into Minsmere Close cul-de-sac. The property is situated on the left hand side.

AMENITIES

Local primary schools and a parade of shops at Wygate Park are within easy walking distance. The town centre is also easily accessible offering a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



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



TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

Ref: S11325**ADDRESS**

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.comwww.longstaff.com

Produced: 14 September 2023

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		