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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Haven Walk, Spalding PE11 3WE

GUIDE PRICE - £159,995 Freehold

- Nicely Presented
- Two Bedrooms
- Master with Ensuite
- Enclosed Rear Gardens
- No Chain

Nicely presented two bedroom semi-detached property situated in popular location with accommodation comprising of Entrance Hallway, Cloakroom, Kitchen, Lounge/Diner, two Bedrooms (Master with Ensuite), Family Bathroom, Enclosed Rear Gardens, Allocated Parking. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Composite obscured glazed door to the front elevation, leading into the entrance hallway:

ENTRANCE HALLWAY: 3' 4" x 10' 4" (1.04m x 3.15m)

With skimmed ceiling, centre light point, smoke alarm, central heating thermostat, double radiator.

CLOAKROOM: 3' 2" x 6' 2" (0.97m x 1.90m)

Skimmed ceiling with centre light point, extractor fan, single radiator, electric consumer unit board, fitted with two piece suite comprising low level WC, pedestal wash hand basin with mixer taps and tiled splash backs.



KITCHEN: 7' 10" x 9' 5" (2.39m x 2.89m)

With UPVC double glazed window to the front elevation, skimmed ceiling with inset LED lighting, vinyl flooring, fitted with a wide range of base and eye level units with preparation surfaces of splash backs with integrated stainless steel gas hob with glass splash back and stainless steel extractor hood over, integrated double fan assisted eye level oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer.

LOUNGE: 12' 9" x 14' 11" (3.89m x 4.56m)

With UPVC double glazed window to the rear elevation, UPVC double glazed French doors to rear elevation, skimmed ceiling with two x centre light points, two x double radiators, TV point, telephone point, under stairs storage cupboard.



FIRST FLOOR GALLERIED LANDING:

Skimmed ceiling, centre light point, smoke alarm, door off leading into storage cupboard with hot water cylinder with slatted shelving, door off into:

MASTER BEDROOM: 10' 8" x 10' 11" (3.27m x 3.34m)

With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, telephone point, TV point, single radiator, fitted double door wardrobe into recess.



ENSUITE: 4' 5" x 6' 3" (1.37m x 1.91m)

With skimmed ceiling, inset LED lighting, extractor fan, vinyl floor covering, full length stainless steel heated towel rail, part tiled walls, full tiling to shower enclosure, fitted with three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap, shaver point, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2: 7' 10" x 10' 2" (2.40m x 3.10m)

With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, loft access, single radiator.



BATHROOM: 6' 5" x 6' 8" (1.96m x 2.05m)

With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset down lighters, extractor fan, vinyl floor covering, full length stainless steel heated towel rail, fitted with three piece suite comprising of low level WC, wash hand basin with mixer tap, shaver point, bath with central mixer tap, fitted shower attachment tap over.

OUTSIDE:

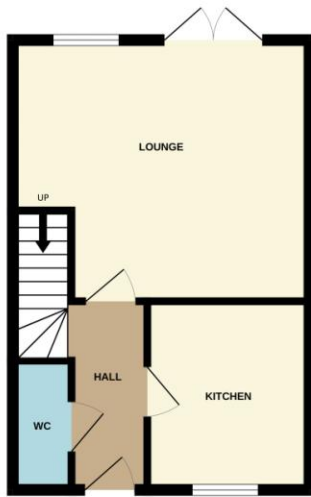
Small lawned area to the front of the property, rear garden with fenced boundaries, mainly laid to lawn with patio area, summer house, rear access gate leading into allocated parking area.



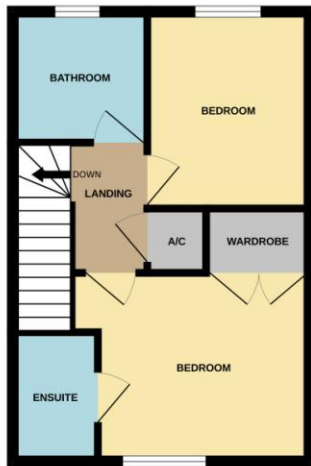
AMENITIES:

Local primary schools and shops within easy walking distance. The town centre is approximately 1 mile distant offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS:

From Spalding proceed in a westerly direction along Winsover Road continue into Boume Road and proceed to the Monks House traffic lights. Turn right at the cross roads into Monks House Lane. Continue along Monks House Lane and turn right at the second roundabout onto Derwent Way then take the first right turn into Haven Walk.

TENURE: Freehold

SERVICES : All Mains Services

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

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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: S11347

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		