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60 Acacia Avenue, Spalding PE11 2LJ

£129,995 Leasehold

- 2 Double Bedrooms
- Ground Floor Flat
- Private Rear Garden
- Off-Road Parking
- Ideal First Time Buy

Well presented 2 bedroom ground floor flat with private rear garden and off-road parking. Accommodation comprising entrance hallway, lounge, kitchen, bathroom and 2 double bedrooms. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Composite obscured double glazed door leading into:

ENTRANCE HALLWAY

5' 4" x 20' 2" (1.63m x 6.16m) Textured ceiling, smoke alarm, radiator, tiled flooring, double door storage cupboard off housing electric consumer unit board, further storage cupboard off with shelving, fitted coat rail, central heating thermostat and controls. Door into:

FORMAL LOUNGE

11' 10" x 15' 1" (3.62m x 4.62m) UPVC double glazed bay window to the front elevation, textured ceiling, centre light point, picture rail, TV point, telephone point, double radiator, fitted oak effect laminate flooring, feature fireplace with wooden surround and fitted coal effect electric fire.

From the Entrance Hallway a door leads into:



KITCHEN

9' 5" x 9' 7" (2.89m x 2.93m) UPVC double glazed window to the side and rear elevations, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, strip light, extractor fan, wall mounted Vaillant boiler, double radiator. Fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, space for fridge freezer, space for electric cooker.

From the Entrance Hallway into:

BATHROOM

6' 5" x 6' 3" (1.98m x 1.93m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, radiator, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted Triton power shower over.

From the Entrance Hallway into:

BEDROOM 1

12' 8" x 11' 10" (3.87m x 3.63m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, laminate flooring, storage cupboard with hanging rail fitted into recess.

From the Entrance Hallway into:

BEDROOM 2

11' 5" x 13' 0" (3.48m x 3.98m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, fitted oak effect laminate flooring, storage cupboard off into recess with hanging rail.

EXTERIOR

Hedged boundaries to the front with paved pathways. The front garden is laid to lawn. Side pathway leading round to rear garden via wood gate. Off-road parking.

PRIVATE REAR GARDEN

Fenced boundaries to both sides and to the rear elevation. Laid to lawn with paved pathways and wooden summerhouse.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed along Church Street, veer left into Halmergate and take the fourth left hand turning into Maple Grove. Proceed to the staggered crossroads at Albert Street and go straight over into Acacia Avenue.

AMENITIES

Local schools, shops and the town centre are within easy walking distance of the property. Spalding offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 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	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES All Mains

COUNCIL TAX 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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Ref: S11479

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.

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