

## SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



# 25 Mansell Close, Spalding PE11 1NE

# £235,000 Freehold

- Popular Location
- Beautifully Presented Gardens
- Conservatory
- Bathroom and Shower Room
- 2 Bedrooms

An unusual opportunity to find a detached bungalow in a pleasant cul-de-sac location with extremely large landscaped gardens providing lots of room for extending to provide spacious accommodation (subject to planning). The property is offered for sale with no onward chain and vacant possession and a viewing is highly recommended.

### SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406







#### ACCOMMODATION

Recessed porch with external electric light, part glazed UPVC door to:

#### **RECEPTION HALL**

13' 8" x 5' 4" (4.17m minimum x 1.64m) Radiator, a ccess to loft space, ceiling light, Airing Cupboard housing the modern Viessmann gas fired central heating boiler, door off to:

#### LOUNGE

16' 0" x 11' 4" (4.88m x 3.47m) Leaded light UPVC window to the front elevation, ceiling light, coved cornice, 3 wall lights, freestanding ornamental fireplace with electric fire, TV point.

#### KITCHEN

10' 9" x 11' 11" (3.28m x 3.65m) Range of base cupboards and drawers, tiled splashbacks, electric double oven, electric hob, single drainer stainless steel sink unit, eye level wall cupboards, partial wall tiling, radiator, fluores cent strip light, UPVC window to the rear elevation, walkin pantry with shelving and electric light, part glazed door to:











#### REAR LOBBY

Ceiling light, radiator, part obscure glazed UPVC external entrance door, doors arranged off to:

#### UTILITY ROOM

7' 6" x 5' 4" (2.29m x 1.63m) Plumbing and space for washing machine, range of fitted cupboards, UPVC window, partial wall tiling.

#### SEPARATE SHOWER ROOM

4' 4" x 3' 10" (1.33m x 1.17m) Modern shower cabinet with Triton shower. Fully tiled walls, radia tor, obscure glazed UPVC window, ceiling light.

Also from the Reception Hall further doors to:

#### **BEDROOM 1**

11' 5" x 12' 0" (3.50m x 3.66m) Leaded light UPVC window to the front elevation, coved cornice, ceiling light, radiator.

#### **BEDROOM 2**

10' 9" x 12' 1" (3.28m x 3.70m) UPVC window to the rear elevation, œiling light, coved cornice, radiator, glazed door to:

#### LEAN-TO CONSERVATORY

7' 6" x 12' 5" (2.29m x 3.81m) Glazed construction with patio doors to the rear.

#### BATHROOM

6' 7" x 5' 5" (2.02m x 1.67m) Fully tiled walls, three piece coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, obscure glazed UPVC window, ceiling light, radiator.

#### EXTERIOR

At the front of the property there is an open plan low maintenance garden area and driveway giving access to:

#### SINGLE GARAGE

16' 1" x 8' 2" (4.91m x 2.50m) Up and over door, concrete floor, power and lighting, external electric light, externally mounted gas and electricity meters, gated access to either side leading to:

#### ESTABLISHED REAR GARDENS

Delightful private gardens, lands caped situated to the rear and side of the property with extensive patio areas, shaped lawns, stocked borders with a variety of shrubs, plants, flowers and bushes, raised rockery, further patio and summerhouse, trellised arch, greenhouse etc.

#### AGENTS NOTE

In the Agents opinion the generous sized gardens offer extremely good potential to significantly extend the property and provide extremely spacious living accommodation.

#### DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, continuing into Bourne Road and then taking a right hand turning into Quaker Lane. Turn right into Mansell Gose, follow the road round to the left and left again to the bottom of the cul-de-sac where upon the property is situated in the bottom comer.

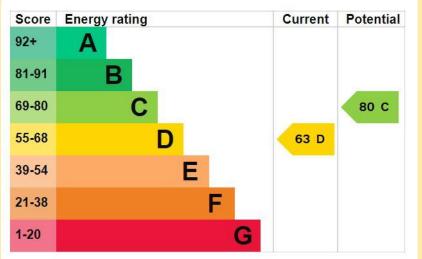
#### AMENITIES

Local Spar shop and butchers within easy walking distance, In Town bus service. The town centre is less than a mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

GROUND FLOOR 1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq (1, 99-0 sq (n) approx. While every dense taxes of the foreign exceeded the foreign exceeded term, measurements of slores, windows, nones and any other terms are approximate and in responsibility is staten for any ensenses or emission emission. The sensement. The part is to it its assume proposition of sign and should be used as such by any prospective purchase. The sense, hyperin and appliances shown in when not been trend and no guarantee as to the operating on experinding or effortance y can be given.



#### TENURE Freehold

SERVICES All Mains

#### COUNCIL TAX BAND B

#### 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: S11499

Viewings are to be a rranged by prior appointment. We make every effort to produce a ccurate 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.

#### ADDRESS

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

#### CONTACT

T: 01775 766766 E: s palding@longs taff.com www.longs taff.com









