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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



53 Fen End Lane, Spalding PE12 6AD

£322,500 Freehold

- 3 Bedroom Bungalow
- Conservatory
- Generous Sized Garden with Field Views
- Ideally Located for Access to Peterborough
- Viewing Recommended

Immaculately presented spacious 3-bedroom detached bungalow. Situated on the southern outskirts of town with open views to the rear. Generous sized established gardens, driveway and garage. Gas central heating, UPVC windows. Accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room, conservatory, master bedroom with En-suite room, 2 further bedrooms and bathroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured leaded UPVC double glazed door with matching obscure full length glazed panel leading into:

ENTRANCE HALLWAY

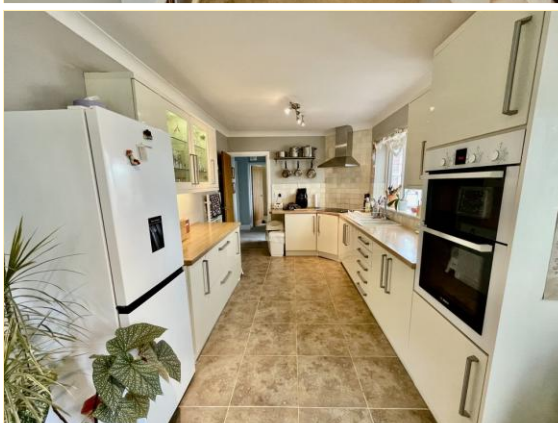
Radiator, 2 centre light points, smoke alarm, access to loft space (part boarded with lighting and ladder), storage cupboard off housing hot water cylinder with slatted shelving. Solid oak door into:

LOUNGE

16' 1" x 11' 9" (4.9m x 3.58m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, feature fireplace with wooden surround, marble inserts and hearth with fitted coal effect gas fire, solid oak door into:

DINING ROOM

12' x 9' 2" (3.66m x 2.79m) UPVC double glazed window to the side elevation, door into garage, solid oak door into Kitchen/Breakfast Room, coved and artexed ceiling, radiator.



KITCHEN/BREAKFAST ROOM

20' 4" x 0' 0" (6.22m x 2.74m) UPVC double glazed window to the rear elevation, coved and textured ceiling, 2 centre light points, tiled flooring, fitted with a wide range of base, eye level and glazed units, under cabinet lighting, inset one and a quarter bowl sink with mixer tap, integrated ceramic electric hob, stainless steel canopy extractor hood over, integrated eye level double fan assisted oven. UTILITY AREA fitted worktop, plumbing and space for washing machine and dishwasher, space for tumble dryer and fridge, obscure UPVC double glazed door, UPVC double glazed window to the rear elevation.

CONSERVATORY

18' 1" x 10' (5.51m x 3.05m) Dwarf brick wall construction with UPVC double glazed windows to both sides and to the rear elevation, ceramic tiled flooring, UPVC double glazed French doors to the side elevation.

MASTER BEDROOM

10' x 14' 8" (3.05m x 4.47m) UPVC double glazed window to the front elevation, coved and artexed ceiling, centre light point, TV point, telephone point, radiator.

EN-SUITE SHOWER ROOM

Obscured UPVC double glazed window to the side elevation, coved ceiling, centre light point, extractor fan, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubide with fitted thermostatic shower over.

BEDROOM 2

11' 7" x 10' 3" (3.53m x 3.12m) UPVC double glazed window to the front elevation, coved and artexed ceiling, centre light point, radiator.

BEDROOM 3

11' 7" x 7' (3.53m x 2.13m) UPVC double glazed window to the side elevation, coved and artexed ceiling, radiator.

BATHROOM

Obscured UPVC double glazed window to the rear elevation, coved ceiling, centre light point, tiled floor, part tiled walls, fitted with a low level WC, wash hand basin with mixer tap fitted into vanity unit, panelled bath with mixer tap and shower attachment tap.



EXTERIOR

Extensive block paved driveway providing multiple off-road parking. The gardens to the front are mainly laid to lawn with a wide range of mature shrub and tree borders with gated access to the side elevations leading into the rear garden.

GARAGE

15' 10" x 9' 3" (4.83m x 2.82m) Electric up and over door, wall mounted gas boiler, strip light, power points.

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrub and tree borders, wooden garden shed, greenhouse, patio area, cold water tap and lighting (not all plants included).

DIRECTIONS

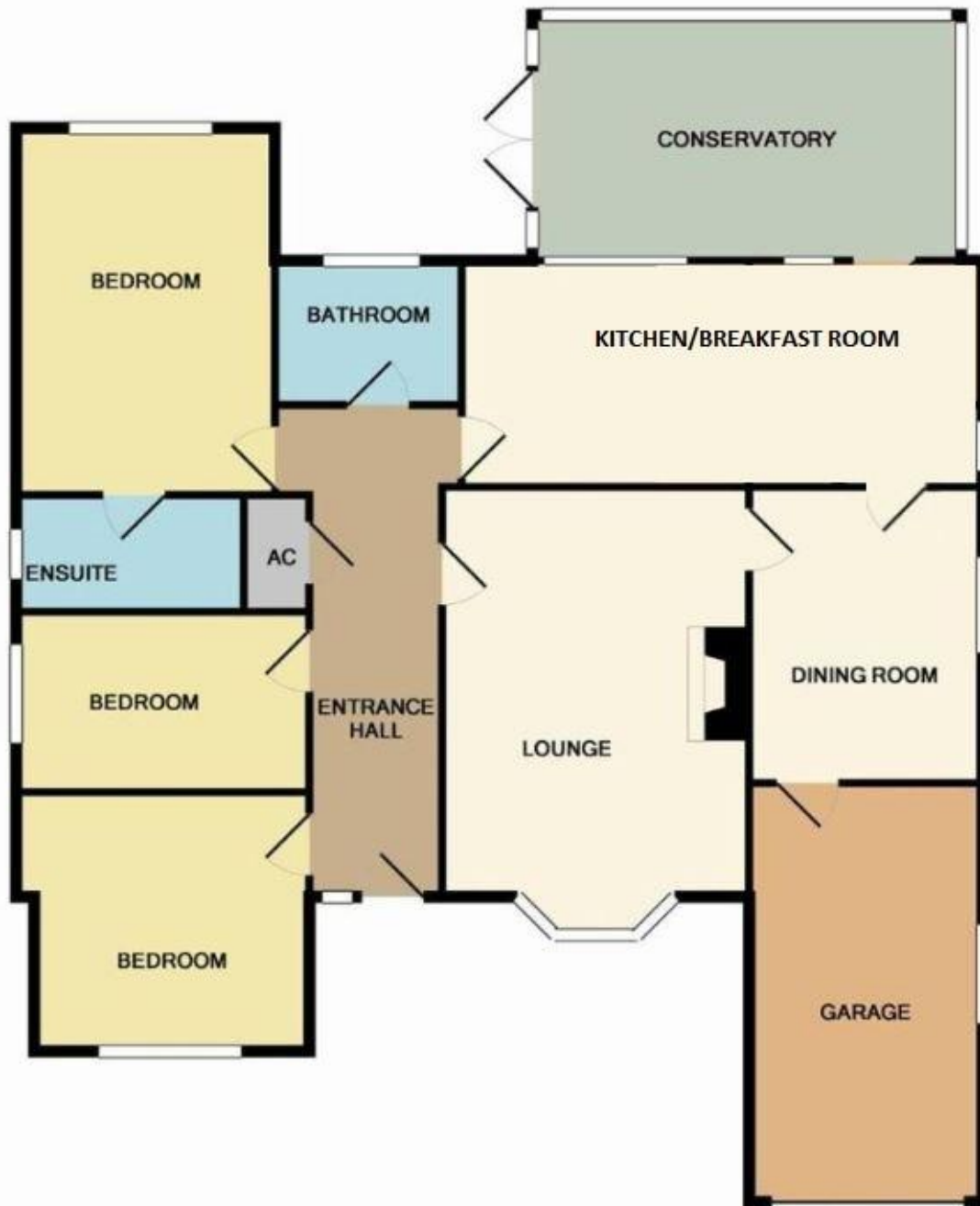
From the centre of Spalding at the High Bridge proceed in a southerly direction along the east bank of the River Welland passing the turning into Love Lane and continuing into Cowbit Road. Continue along Cowbit Road going past the bridge and take the second left into Burr Lane and then right into Fen End Lane and the continuing almost down to the end of the no through road and the property is situated on the left.

AMENITIES

The centre of the historic market town Offers a range of shopping, leisure, banking, educational and medical facilities along with bus and railway stations. Easy access is gained to the neighbouring towns of Stamford, Boston and Kings Lynn and the city of Peterborough is 18 miles to the south with easy access on to the A1 for all routes north and south and a fast train link with London's Kings Cross minimum journey time 46 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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11508

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.

ADDRESS

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

CONTACT

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com

