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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



54 Meadowgate Lane, Spalding PE11 1NF

£249,950 Freehold

- Detached Bungalow
- Popular Location
- 2 Bedrooms
- Conservatory
- No Chain

Nicely presented two bedroom detached bungalow situated in a prime location close to the town centre with accommodation comprising of Entrance Hallway, Lounge, Conservatory, Two Bedrooms, Family Shower/Wet Room, Kitchen/Diner, Utility Area, Cloakroom. Mature rear gardens and off road parking, Single Garage, No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with outdoor lighting, obscure leaded UPVC double glazed door leading into the:

ENTRANCE HALLWAY

5' 3" x 17' 4" (1.61m x 5.29m) With textured and coved ceiling, centre light point, smoke alarm, loft access, single radiator, storage cupboard off housing hot water cylinder with slatted shelving, door off leading into:

LOUNGE

11' 5" x 16' 0" (3.48m x 4.90m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point, feature brick fireplace with marble insert and marble hearth with wooden mantle.

SHOWER ROOM/WET ROOM

5' 4" x 6' 7" (1.64m x 2.03m) With obscured UPVC double glazed window to the rear elevation, textured and coved ceiling with inset LED lighting, extractor fan, fully tiled walls, stainless steel heated towel rail, fitted with a two piece suite comprising of low level WC, pedestal wash hand basin, glass mirrored medicine cabinet with lighting, wall mounted Triton power shower.



MASTER BEDROOM

11' 8" x 12' 1" (3.57m x 3.69m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, fitted bedroom fitment with 2 x single wardrobes and overbed storage units.

BEDROOM 2

10' 7" x 12' 2" (3.25m x 3.72m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, fitted wardrobe fitment with 2 x double wardrobes, overbed storage, central 3 drawer unit and dressing table area.

KITCHEN/DINER

10' 7" x 12' 0" (3.23m x 3.68m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, part tiled walls, fitted with a wide range of base units with preparation surfaces over tiled splash backs with insert one and a quarter stainless steel bowl sink with mixer tap, space for free standing electric cooker, floor standing Mexico gas boiler, fridge or freezer space.

WALK IN PANTRY

3' 10" x 5' 6" (1.17m x 1.68m) With skimmed ceiling, fitted lighting, shelving.

INNER HALLWAY

3' 8" x 8' 0" (1.12m x 2.45m) With obscure UPVC double glazed door to the side elevation, textured ceiling with inset downlighter, single radiator, door off leading to:

CLOAKROOM

3' 10" x 4' 6" (1.18m x 1.38m) With obscured UPVC double glazed window to the side elevation, textured ceiling with centre light point, part tiled walls, fitted with a two piece suite comprising of wash hand basin with mixer tap, low level WC.

UTILITY AREA

7' 5" x 5' 4" (2.28m x 1.64m) With textured ceiling, inset downlighter, smoke alarm, fitted with a range of eye level units and base units with worktops over tiled splash backs with plumbing and space for automatic washing machine, space for tumble dryer and fridge or freezer. Opening into:

LEAN TO CONSERVATORY

7' 5" x 8' 5" (2.27m x 2.58m) With tiled flooring.

EXTERIOR

The front garden is laid to lawn with a wide range of mature shrub and tree borders with paved pathways leading to the attached garage, Side access via wooden gates to both sides leading into rear garden. Fenced boundaries to both side, hedge boundary to the rear, the garden has raised patio area with raised shrub borders, outdoor lighting, outdoor tap, lawn area with paved pathways and further patio area, wooden summer house.

GARAGE

16' 6" x 8' 0" (5.04m x 2.46m) With up and over door to the front elevation, power point, strip lighting.

DIRECTIONS/AMENITIES

From the centre of Spalding proceed in a westerly direction along Winsover Road, continue over the level crossing and then take the second right hand turning into West Parade. Proceed to the 'T' junction turning left into Pennygate, then take the third left into Meadowgate Lane and the property is situated on the right hand side.

Three local primary schools are within easy walking distance of the property along with a general stores on Pennygate and public house and butchers shop on nearby Bourne Road. The town centre is one mile from the property and offers 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 offers a fast train link with London's Kings Cross minimum journey time 48 minutes.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix (12/2014)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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: S11536

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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