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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Kingston Cottage Homes, 7 South Parade, Spalding PE11 2YJ

£115,000 Freehold

- Delightful Edwardian Property
- Communal Gardens
- Convenient Town Location
- Double Bedroom, Lounge, Kitchen, Bathroom
- Grade II Listed

Ideal Investment/First Time Buy. Delightful Edwardian property with extensive character, situated in a central town location. Entrance lobby, lounge, kitchen, rear lobby and bathroom to the ground floor; bedroom to the first floor. Communal Gardens. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Shared fore garden which is laid to tarmac with central shrub border. Arched stone entrance leading to a solid wooden glazed door, leading into the entrance lobby.

ENTRANCE LOBBY

3' 11" x 3' 9" (1.20m x 1.15m) With skimmed ceiling, centre light point, smoke alarm, electric consumer unit, coat rail, stairs leading off to first floor landing.

LOUNGE

11' 9" x 16' 11" (3.59m x 5.17m) With window to the front elevation, further secondary double glazing unit, skimmed and coved ceiling with centre light point, picture rail, single radiator, glazed window to the rear elevation with secondary glazed unit, door off leading to under stairs storage cupboard with window to the rear elevation and shelving. Fitted gas fire (obsolete) with wooden mantle, bespoke fitted units into recess.

KITCHEN

8' 3" x 10' 1" (2.52m x 3.08m) With wooden glazed window to the side elevation, secondary double glazed unit, skimmed ceiling with centre strip lighting, fitted with a range of base and eye level units with preparation surfaces over tiled splash



backs, stainless steel sink with taps, space for washing machine, single radiator.

REAR LOBBY

3' 8" x 3' 6" (1.13m x 1.07m) With wooden glazed door to the side elevation, fitted storage cupboard with lighting and shelving, door off leading into:

BATHROOM

4' 9" x 7' 10" (1.47m x 2.41m) With wooden obscured glazed window to the rear elevation, skimmed ceiling with centre light point, loft access, extractor fan, single radiator, three pieces suite including bath, wash hand basin with splash backs, high rise toilet.

FIRST FLOOR LANDING

Skimmed ceiling with centre light point, wooden glazed window to the rear elevation with secondary glazed unit, door off leading into:

BEDROOM

12' 6" x 15' 2" (3.83m x 4.63m) With glazed window to the front elevation, secondary glazed unit, skimmed ceiling with centre light point, loft access, double radiator, storage cupboard off/walk in wardrobe with hanging rail and shelving, further storage cupboard off into recess housing hot water cylinder with slatted shelving.

To the rear of the property is a further communal tarmac area with washing lines.

AGENTS NOTE

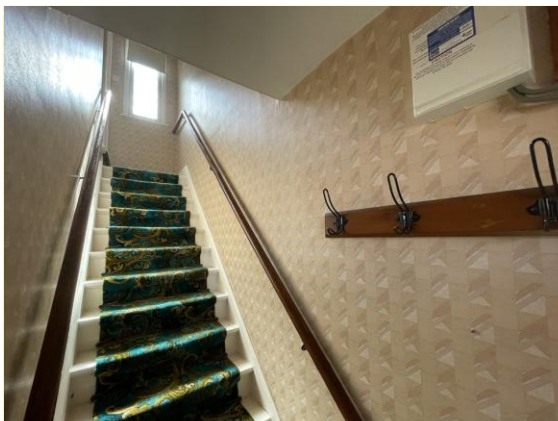
The property is Grade II Listed. We are advised there is a right of way over No. 9 for the benefit of No. 7.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road turning left at the traffic lights into St. Thomas Road. Take the fourth right hand turning into Regent Street and at the end turn left into South Parade and the property is on the left hand side.

AMENITIES

The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 49 minutes.



TENURE Freehold

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: S11546

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

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CONTACT

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |