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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



74 West Elloe Avenue, Spalding PE11 2BJ

**£155,000 Freehold**

- Detached Bungalow Requiring Some Updating
- Electric Storage Heating
- Off-Road Parking, Single Garage
- No Chain
- Viewing Recommended

2 Bedroom detached bungalow situated in a popular town location in walking distance of doctors' surgery and town centre. Accommodation comprising entrance hallway, lounge, 2 double bedrooms, family bathroom, kitchen breakfast room, outer lobby with utility area. Off-road parking, single garage and enclosed rear garden. NO CHAIN.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Open porch and leading through an obscured UPVC double glazed door leading into:

#### **ENTRANCE HALLWAY**

6' 11" x 13' 1" (2.13m x 4.0m) Textured ceiling, centre light point, BT point, access to loft space, storage cupboard off with slatted shelving and housing hot water cylinder, further storage cupboard off housing electric consumer unit. Door into:

#### **LOUNGE**

13' 2" x 11' 5" (4.03m x 3.49m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, electric storage heater, electric freestanding log effect fire.

From the Entrance Hallway a door leads into:

#### **FAMILY BATHROOM**

7' 11" x 7' 0" (2.43m x 2.14m) Obscured UPVC double glazed window to the side elevation, textured ceiling, electric storage heater, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with taps.





#### **BEDROOM 1**

12' 6" x 11' 10" (3.83m x 3.63m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point.

#### **BEDROOM 2**

11' 8" x 13' 11" (3.58m x 4.25m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, TV point, feature wrought iron fire place with open grate and tiled hearth.

#### **KITCHEN BREAKFAST ROOM**

9' 0" x 14' 8" (2.75m x 4.48m) Obscured UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for fridge freezer, space for washing machine/tumble dryer, integrated Brecon electric double fan assisted oven, integrated ceramic hob, pull out extractor hood, electric storage heater, door leading to:

#### **OUTER LOBBY**

UPVC double glazed door to the side elevation, UPVC double glazed window, door into WC, door into larder, opening into:

#### **UTILITY AREA**

7' 9" x 8' 1" (2.38m x 2.48m)

#### **EXTERIOR**

Dwarf brick wall with lawned front garden, paved pathways and gravelled driveway. Lantern lighting.

#### **SINGLE ATTACHED GARAGE**

With power and lighting.

#### **REAR GARDEN**

The garden is in need of attention.

#### **DIRECTIONS**

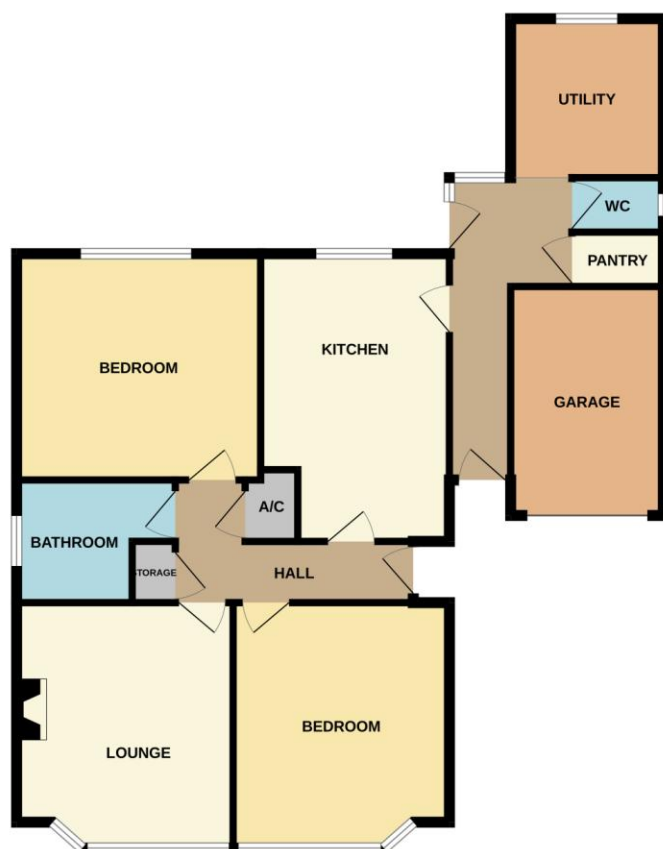
From the Agents offices proceed along New Road to the traffic lights turn left into Pinchbeck Road, continue straight on at the first set of lights and then at the next set turn right into West Elloe Avenue. Proceed down the road and the property is situated on the right-hand side.

#### **AMENITIES**

The town centre is within easy walking distance as is the Munro Medical Centre and Johnson Community Hospital. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains electric, water and drainage.

**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: S11605**

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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