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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



28 Rembrandt Way, Spalding PE11 3HX

£293,950 Freehold

- Detached 3 Bedroom Bungalow
- Refitted Kitchen and Bathroom
- No Chain
- Gas Central Heating
- Viewing Recommended

Detached 3 bedroom bungalow situated in a popular, sought after location of Spalding. Low maintenance gardens to the front and rear, off-road parking, integral garage. Lounge, refitted kitchen, utility room, refitted shower room, 3 bedrooms and conservatory. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured UPVC double glazed door with matching obscured full length panel to the side elevation, lighting, leading into:

ENTRANCE HALLWAY

Coved and textured ceiling, 2 centre light points, radiator, BT point, cupboard off housing hot water cylinder with slatted shelving, obscure glazed door off leading into:

LOUNGE

11' 10" x 14' 2" (3.62m x 4.34m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, feature wooden fire surround with tiled insert and hearth with fitted coal effect gas fire, obscured glazed door leading into:

KITCHEN DINER (RECENTLY REFITTED)

8' 9" x 13' 7" (2.68m x 4.15m) UPVC double glazed window to the rear elevation, coved and textured ceiling, 2 centre spotlight fittings, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, under cabinet lighting, inset stainless steel sink with mixer tap, drawer units, integrated stainless steel Beko 4



ring gas hob, pull out extractor hood over, stainless steel Beko electric fan assisted oven, obscured glazed door into:

UTILITY ROOM

10' 2" x 7' 11" (3.12m x 2.43m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre spotlight fitting, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, wall mounted gas boiler, Beko washing machine, Beko fridge freezer.

From the Entrance Hallway leading into:

SHOWER ROOM (RECENTLY REFITTED)

8' 7" x 8' 1" (2.64m x 2.47m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, radiator, part tiled walls, fitted with a three piece suite comprising low level WC and pedestal wash hand basin with mixer tap and walk-in double shower enclosure with fitted power shower over.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

10' 1" x 11' 11" (3.08m x 3.64m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobes.

BEDROOM 2

10' 2" x 9' 6" (3.12m x 2.90m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobes (depth of 0.65m).

BEDROOM 3

8' 0" x 10' 1" (2.45m x 3.08m) UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, radiator.

HEXAGON SHAPED CONSERVATORY

9' 3" x 10' 1" (2.83m x 3.08m) Dwarf brick wall and UPVC double glazed windows to the both sides and to the rear elevation, polycarbonate heat resistant roof, UPVC double glazed French doors to the side elevation, power points.

EXTERIOR

Chain link fence to the front boundary and fenced boundaries to the side sides. The front garden is designed for ease of maintenance laid to gravel interspersed with shrubs and trees. Gravelled driveway to the side providing multiple off-road parking leading to:

INTEGRAL GARAGE

9' 9" x 17' 7" (2.98m x 5.37m) Up and over door, textured ceiling, centre light point, access to loft space, power points, electric consumer unit board.

Access to the side elevation leading to the rear gardens.

REAR GARDEN

Paved pathways, extensive patio area, further raised patio, external lighting, cold water tap, wooden garden shed, wooden summerhouse, the garden is low maintenance laid to gravel with shrub and tree borders.

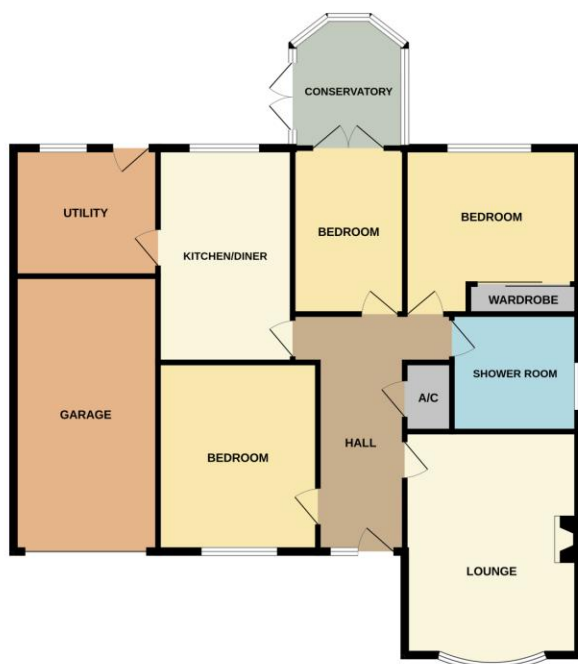
DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road passing over the level crossing and turning immediately into St. Johns Road. Proceed without deviation to the 'T' junction, turn left into Hawthorn Bank, immediately right into The Parkway and then right into Rembrandt Way where upon the property is situated on the right hand side.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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. Issue with drawings 1/2/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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: S11623

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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