

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



88 Tyne Close, Spalding PE11 3DN

£180,000 Freehold

- Ideal First Time Buy/Investment
- Master Bedroom with En-Suite
- Lounge Diner
- Gas Central Heating
- Viewing Recommended

2 bedroom semi-detached house with accommodation comprising entrance hall, lounge diner, cloakroom and kitchen to the ground floor; master bedroom with en-suite, further bedroom and bathroom to the first floor. Garage, rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Canopy porch with lantern light and composite obscured double glazed door leading into:

ENTRANCE HALLWAY

3' 9" x 10' 3" (1.15m x 3.14m) Skimmed ceiling, centre light point, smoke alarm, double radiator, electric consumer unit, BT point, laminate oak effect flooring, door into:

CLOAKROOM

3' 0" x 6' 3" (0.93m x 1.91m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks.

KITCHEN

7' 6" x 9' 4" (2.31m x 2.86m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, smoke alarm, laminate flooring, fitted with a wide range of base and eye level units, work surfaces over, inset one and a quarter stainless steel bowl sink with mixer tap, integrated Zanussi washing machine, pull out larder unit, integrated



fridge freezer, integrated Zanussi eye level fan assisted electric oven, integrated stainless steel gas hob with canopy extractor hood over, wall mounted Vaillant boiler concealed into cupboard.

From the Entrance Hallway a door leads into:

LOUNGE DINER

15' 0" x 13' 6" (4.59m x 4.14m) UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, 2 double radiators, TV point, telephone point, laminate flooring, dimmer switch, under stairs storage cupboard.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

3' 10" x 6' 4" (1.19m x 1.95m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space, storage cupboard off with slatted shelving, door into:

BEDROOM 1

10' 0" x 10' 11" (3.05m x 3.35m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, fitted double door wardrobe, door into:

EN-SUITE

4' 5" x 6' 3" (1.36m x 1.91m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, part tiled walls, stainless steel heated towel rail, medicine cabinet, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, walk-in shower enclosure with fitted power shower over.

BEDROOM 2

7' 6" x 10' 2" (2.31m x 3.10m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 5" x 7' 2" (1.97m x 2.20m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, part tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with central mixer tap and further shower attachment tap.

EXTERIOR

To the front elevation there is a fore garden with a range of mature shrubs and trees and paved pathways leading to Canopy Porch.

REAR GARDEN

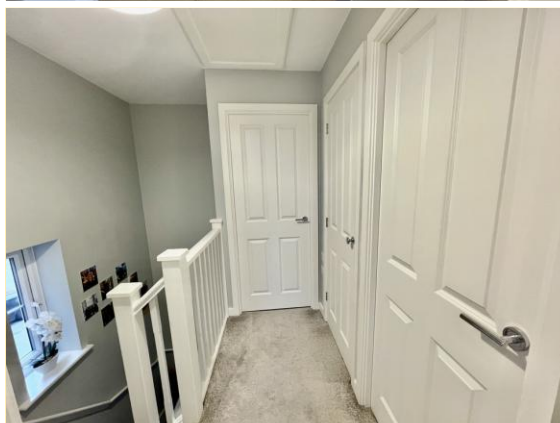
Extensive patio area, lighting, mainly laid to lawn with fenced boundaries to both sides and to the rear elevations.

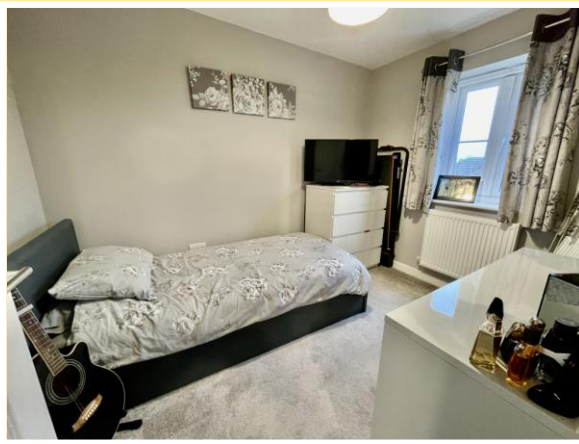
GARAGE

8' 8" x 17' 5" (2.65m x 5.31m) Situated at the front of the property, in a block of four and is the second in from the right hand side. Up and over door, eaves storage.

DIRECTIONS/AMENITIES

From Spalding proceed in a westerly direction along Winsover Road continuing into Bourne Road then proceeding to the traffic lights at the Monks House crossroads, turning right into Monks House Lane. Continue without deviation past the playing fields and straight on at the first two mini roundabouts turning right at the third mini roundabout into Roebum Way. Proceed without deviation to the 'T' junction turn left into Tyne Close.





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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11639

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		