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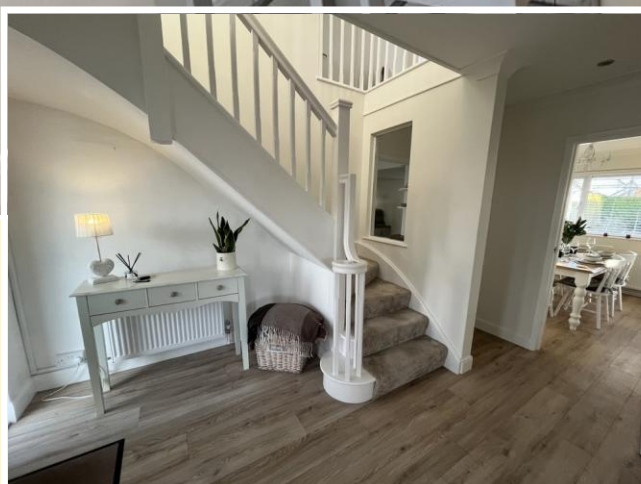
Offers in the Region of £399,950 Freehold

- Popular Location
- 3 Double Bedrooms
- Wet Room, Bathroom and Shower Room
- South Facing Rear Gardens
- Tastefully Appointed Throughout

Immaculately presented spacious detached house with versatile accommodation. Large lounge, dining room, conservatory/dining room, breakfast kitchen, utility room, wet room, 3 double bedrooms, bathroom and shower room. Established gardens, tandem style garage (to the rear), driveway and off-road parking. Sought after non-estate accommodation. NO ONWARD CHAIN

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Recessed verandah storm porch with composite front entrance door opening into:

RECEPTION HALL

9' 8" x 8' 9" (2.96m x 2.68m) including staircase. Recessed ceiling lights, radiator, modern LVT flooring, obscure glazed double doors opening into:

LOUNGE

24' 10" maximum x 11' 11" (7.57m maximum x 3.64m) UPVC bay window to the front elevation with modern Venetian blinds, 2 windows to the side elevation with matching Venetian blinds,



fitted carpet, radiator, log burner set within fireplace with Adams style surround, 2 decorative ceiling roses with pendant light fittings, open arch to:

DINING ROOM

10' 11" x 8' 4" (3.33m x 2.55m) UPVC window to the rear elevation, coved cornice, decorative ceiling rose with pendant light fitting, radiator, modern LVT flooring.

From the Lounge a pair of French doors open into:

CONSERVATORY/GARDEN ROOM

12' 0" x 10' 11" (3.67m x 3.35m) Dwarf brick and UPVC construction with laminate flooring, radiator, 3 way adjustable ceiling light fittings, power points, glazing to the side and rear elevations, obscure glazed UPVC external entrance door.

From the main Reception Hall direct access into:

INNER HALLWAY

Modern LVT flooring, recessed ceiling lights, coved cornice, part obscure glazed panelled door opening into:

FITTED BREAKFAST KITCHEN

18' 6" x 9' 0" (5.65m x 2.75m) UPVC window to the front elevation, recessed ceiling lights, coved cornice, modern woodgrain effect LVT flooring, peninsular breakfast bar, worktops with fitted base cupboards and drawers beneath, integrated dishwasher, ceramic sink with one and a quarter bowl and modern adjustable tap, built-in gas hob with cooker hood above, electric oven, further storage units with recess for American style fridge freezer, useful pantry cupboard with shelving and obscure glazed window, multi pane glazed door opening into:

UTILITY ROOM

9' 3" x 5' 11" (2.82m x 1.81m) minimum Tiled floor, modern Ideal Logic gas fired central heating boiler, plumbing and space for washing machine, water softener, single drainer stainless steel sink unit with mono block mixer tap set within worktop with cupboards beneath, radiator, recess with coat hooks and obscure glazed UPVC external entrance door opening on to the patio/seating area.

WET ROOM

5' 8" x 5' 2" (1.75m x 1.58m) Walk-in shower area with fitted shower and drain, low level WC, pedestal wash hand basin, vertical radiator/towel rail, extractor fan, ceiling lights, obscure glazed UPVC window, non-slip flooring.





From the Reception Hall the carpeted return staircase rises to:

GALLERIED FIRST FLOOR LANDING

13' 1" x 16' 0" (4.00m x 4.90m) maximum including stairwell This attractive space provides a focal point to the house with pendant light fitment, radiator, obscure glazed front and rear windows (each with modern vertical blinds). Built-in Airing Cupboard, doors arranged off to:

BEDROOM 1

11' 3" x 11' 11" (3.45m x 3.65m) plus large recess with 2 fitted double wardrobes and overhead store cupboards, UPVC window to the side elevation, attractive porthole window to the side, ceiling light, glazed UPVC doors with similar side panels opening on to:

BALCONY

With views overlooking the rear garden.

BEDROOM 2

11' 8" x 12' 0" (3.58m x 3.66m) Dual aspect with UPVC windows to the side and rear elevations with modern vertical blinds as fitted, radiator, coved cornice, ceiling lights, attractive half height panelling to one wall.

BEDROOM 3

11' 3" x 9' 0" (3.45m x 2.75m) Fitted carpet, UPVC window to the front elevation with modern vertical blind as fitted, coved cornice, ceiling light, radiator, glazed door on to the front external balcony.

BATHROOM

7' 3" x 5' 7" (2.22m x 1.71m) plus large door recess. Three piece suite comprising freestanding bath with side mounted mixer tap, low level WC with push button flush, pedestal wash hand basin, useful store cupboard, extractor fan, recessed ceiling lights, radiator, obscure glazed UPVC window, access to loft space, integrated television.





SHOWER ROOM

6' 8" x 4' 4" (2.04m x 1.34m) Corner shower cabinet with Mira shower, low level WC with push button flush, pedestal wash hand basin, obscure glazed UPVC window, ceiling light, extractor fan, radiator.

EXTERIOR

The property occupies an attractive plot with privet hedge to the front boundary, driveway, turning bay and parking area for several cars. There is a west facing and enclosed side garden area and, leading round to the rear, enclosed south facing gardens comprising lawn with stepping stone pathway, sunken pond, trellis, hedgerow to the side and rear boundaries, attractive south facing covered integral seating area with access from the Conservatory/Garden Room and the Utility Room. To the rear of the property and accessed through Avebury Gardens is a:

TANDEM STYLE GARAGE/WORKSHOP

With adjacent gated parking.

DIRECTIONS

From the centre of the town at the High Bridge proceed along Church Street continue round the bend into Halmergate then proceed without deviation in an easterly direction up to the far end of Halmergate where upon the property is situated on the right hand side on the corner of Avebury Gardens.

AMENITIES

Local schools within easy walking distance as is the town centre offering a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Easy access on to the A16 Bypass for onwards access to Boston and Peterborough along with easy access to the north Norfolk coast.





Ground Floor



First Floor

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND E

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: S11654

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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