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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



14 Johnson Avenue, Spalding PE11 2QE

£180,000 Freehold

- 3 Double Bedrooms
- Generous Sized Gardens
- Sauna, Snug
- Coved Barbeque Area with Covered Patio
- Town Location

Well presented spacious 3 double bedroom property in cul-de-sac location. Off-road parking for one car. Generous sized gardens with summerhouse/barbeque/entertainment area, workshop and sauna. Gas central heating, UPVC windows, convenient for local amenities.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part obscure glazed UPVC front entrance door opening into:

ENTRANCE LOBBY

Radiator, smoke alarm, ceiling light, staircase off, door to:

LOUNGE

11' 5" x 15' 8" (3.49m x 4.78m) Polished tiled floor, pebble effect electric fire with decorative surround, radiator, coved cornice, ceiling light, UPVC window to the front elevation, glazed UPVC rear entrance door, door to:

SPACIOUS DINING KITCHEN

19' 2" maximum x 8' 10" minimum (5.86m x 2.70m) Polished tiled floor, extensive range of modern fitted units comprising base cupboards and drawers beneath the laminate worktops, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven, 4 burner gas hob and multi speed cooker hood, plumbing and space for washing machine, matching eye level wall cupboards, radiator, UPVC windows to the front and rear elevations, half glazed UPVC rear entrance door, under stairs store cupboard.



SEPARATE WC

Low level WC suite with push button flush, fully tiled walls, coved cornice, obscure glazed UPVC window.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

UPVC window to the rear elevation, coved cornice, ceiling light, door to:

BEDROOM 1

11' 7" x 8' 4" (3.55m x 2.56m) plus door recess Wood grain effect laminate flooring, radiator, ceiling light, UPVC window to the front elevation.

BEDROOM 2

8' 11" x 7' 4" (2.74m x 2.24m) Woodgrain effect laminate flooring, UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 3

9' 2" x 8' 7" (2.80m x 2.62m) Laminate flooring, radiator, UPVC window to the front elevation, ceiling light, built-in store cupboard housing the Worcester gas fired central heating boiler.

BATHROOM

6' 5" x 6' 11" (1.96m x 2.11m) Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, fully tiled walls, tiled floor, radiator, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is off-road parking for 2 cars.

SOUTH FACING REAR GARDENS

Generous sized established gardens including a concrete patio area to the immediate rear of the house (gated pedestrian access round the rear of the neighbouring property).

Pathway leading to enclosed lawned garden with:

MODERN TIMBER WORKSHOP/SNUG/SAUNA

WORKSHOP

13' 5" x 7' 10" (4.10m x 2.40m) Entrance door, 2 windows, power and lighting, fitted workbench, internal door to:

SNUG

13' 3" x 6' 5" (4.05m x 1.97m) plus large recess Window overlooking and door opening into the rear garden.

SAUNA

8' 10" x 6' 10" (2.70m x 2.10m)

At the extreme rear of the garden is:

SUMMERHOUSE/BARBEQUE/ENTERTAINING AREA

19' 6" x 10' 7" (5.96m x 3.23m) Step up to raised seating area covered on two sides with a pitched roof, power and lighting, brick built barbeque, logs store and outdoor dining area.

DIRECTIONS/AMENITIES

From the High Bridge proceed along Cowbit Road taking a left hand turning into Love Lane, first right into Alexandra Road and then second right into Johnson Avenue where upon the property is the penultimate house on the right hand side.

Local shops, school and the town centre are within easy walking distance along with a walkway along the bank of the Coronation Channel ideal for dog walking etc. Spalding has a wide range of facilities including shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



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: S11660

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		