

EST 1770



Longstaff^{COM}

SPALDING M & M RESIDENTIAL: 01775 766766 www.longstaff.com



22 Woodfield Close, Spalding PE11 2PU

£219,950 Freehold

- Detached Bungalow
- NO CHAIN !
- Lounge
- Kitchen
- Extended Triple Aspect Dining/Garden Room

Located in Woodfield Close in Spalding, this detached bungalow is a hidden gem waiting to be discovered. Having 2 reception rooms, 2 bedrooms, and a beautifully refitted shower room, this property offers a comfortable and inviting living space. It also has a very pleasant rear garden with shed and greenhouse.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ENTRANCE HALL :

Radiator, power points, thermostat control and loft hatch.

LOUNGE :

4.57m x 3.45m (15'1" x 11'4") UPVC double glazed window to the front, radiator, power points, TV point and wall lights.

KITCHEN :

3.35m x 2.74m (11'2" x 9'2") UPVC double glazed window to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor hood over, space and plumbing for a washing machine, tiled splash-back's, tiled floor, radiator, power points, pantry with shelving and an archway leading through to the extended dining/garden room.



TRIPLE ASPECT DINING/GARDEN ROOM :

3.96m x 3.96m (max) (13'0" x 13'0" (max)) UPVC double glazed windows to both sides and UPVC double glazed French doors to the rear, tiled floor, radiator and power points.

BEDROOM ONE :

3.51m x 3.35m'0.61m (11'6" x 11'2") UPVC double glazed window to the front, radiator and power points.

BEDROOM TWO :

3.35m x 2.90m (11'0" x 9'6") UPVC double glazed window to the rear, radiator and power points.

REFITTED SHOWER ROOM :

UPVC obscured double glazed window to the side, vanity washbasin with a mixer tap over, W.C with a push button flush and storage cupboards beneath with a work surface over, double shaver point, tiled splash-back's, fully tiled shower cubicle with an electric mixer shower over, tiled floor, radiator and an airing cupboard housing the water cylinder.

EXTERIOR :

To the outside the property has a decorative front garden with a variety of established shrubs and flowers. The concrete and gravel off-road parking provides space for 2-3 cars, which then leads to the single garage. The pedestrian side gate accesses the rear garden which is enclosed by mature hedging and panel fencing, with a patio seating area, a shed and a greenhouse.

SINGLE GARAGE :

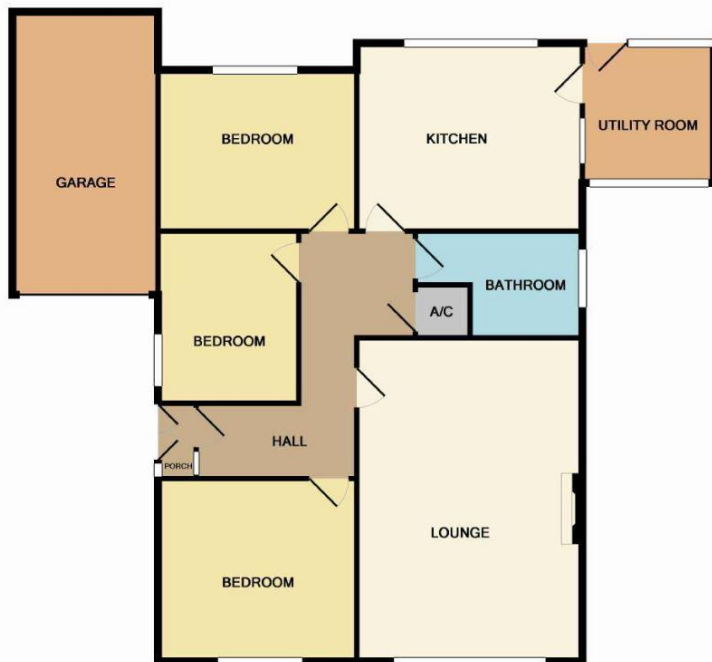
4.88m x 2.44m (16'2" x 8'7") Having a metal up and over door, UPVC obscured double glazed window to the rear, wall mounted Viesmann gas boiler, fuse box and power points.

DIRECTIONS

From the centre of town at the High Bridge proceed into Church Street and then take the second right hand turning into Stonegate. Proceed passing the High School to the crossroads and turn left into Matmore Gate, proceed alongside the High School Playing Fields passing the new sixth form centre and at the end continue round the right hand bend to the T junction. Turn left into Thornton Close then follow down to the bottom of the road and take a left hand turning into Woodfield close.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 15/01/15

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains services. Gas central heating.

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

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: M & M

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: tracey.wade@longstaff.co.uk

www.longstaff.co.uk