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9 Riverside Park, Spalding PE11 2FQ

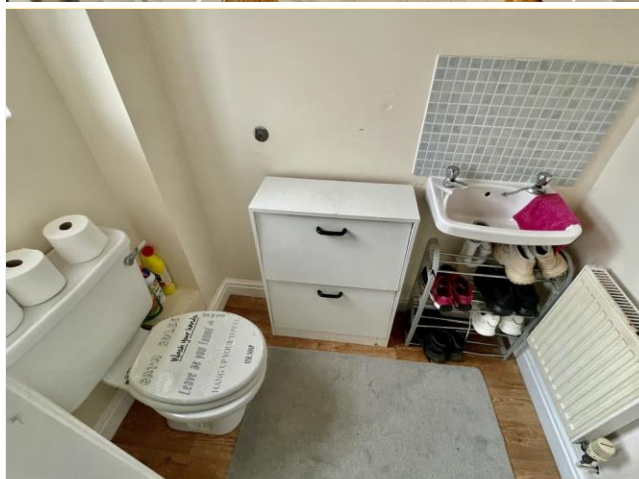
£159,950 Freehold

- Ideal Investment/First Time Buy
- 2 Bedroom End Terraced House
- Edge of Town Location
- Enclosed Rear Garden
- Viewing Recommended

Well presented end terraced house with accommodation comprising entrance hallway, kitchen, cloakroom, lounge, 2 bedrooms and bathroom and having the benefit of UPVC double glazing, gas central heating. Enclosed rear garden, driveway. The property is currently rented out.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Storm porch with lantern lighting and through a composite obscured double glazed door into:

ENTRANCE HALLWAY

4' 2" x 6' 8" (1.28m x 2.05m) Skimmed ceiling, inset LED lighting, radiator, telephone point, vinyl plank flooring, door into:

CLOAKROOM

3' 2" x 6' 0" (0.99m x 1.84m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, vinyl plank flooring, radiator, fitted with a two piece suite comprising low level WC and wash hand basin.

KITCHEN

6' 0" x 10' 3" (1.85m x 3.13m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, vinyl floor covering, radiator, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge, cupboard housing Ideal Logic gas boiler, integrated Candy gas hob,



extractor hood over, integrated Hotpoint electric oven, electric consumer unit.

From the Entrance Hallway into:

LOUNGE

11' 5" x 16' 0" (3.50m x 4.90m) UPVC double glazed window to the rear elevation, composite glazed door to the rear elevation, skimmed ceiling with 2 centre light points, double radiator, TV point, under stairs storage cupboard, central heating thermostat, staircase rising to:

FIRST FLOOR GALLERIED LANDING

6' 8" x 11' 4" (2.04m x 3.47m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, radiator, door into:

MASTER BEDROOM

11' 6" x 10' 0" (3.52m x 3.06m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, fitted double door wardrobe into recess with hanging rail and shelving, further storage cupboard with slatted shelving and hot water cylinder.

BEDROOM 2

7' 7" x 11' 6" (2.33m x 3.52m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, access to loft space, radiator, fitted double door wardrobe into recess with hanging rail and shelving.

FAMILY BATHROOM

6' 3" x 6' 7" (1.92m x 2.02m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, vinyl floor covering, radiator, shaver point, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps with fitted thermostatic shower over with rainfall shower head and further shower attachment tap.

EXTERIOR

Block paved driveway providing multiple off-road parking, there is a gravelled frontage. Side pathway leading to a access gate leading into:

REAR GARDEN

Extensive patio area, lighting, 2 sheds, fenced boundaries to both sides and to the rear elevations, further gravelled area to the rear.

DIRECTIONS

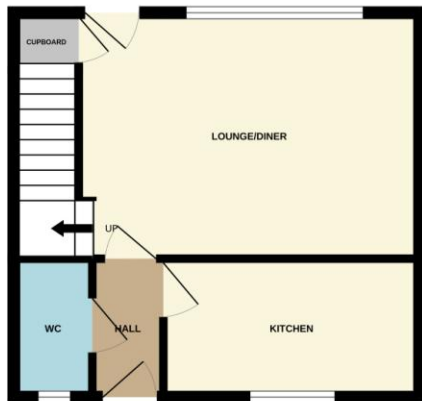
From Spalding town centre proceed to the High Bridge and continue into Church Street and then at the junction take the second right hand turning into Stonegate. Proceed continuing into Clay Lake round the right hand bend and turning left into Riverside Park. The property is situated almost immediately on the left hand side.

AMENITIES

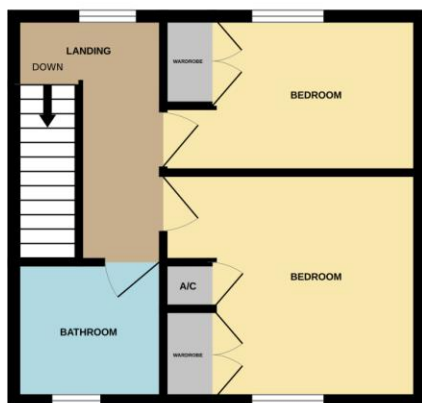
The Tesco Express Convenience Store is within walking distance of the property. The town centre is approximately three quarters of a mile distance and offers a range of shopping, banking, leisure, commercial and educational facilities. Dog walking at the nearby Coronation Channel along with further amenities including Springfield's Shopping Outlet, the innovative water taxi service, railway station etc. Peterborough is approximately 18 miles to the south and offers a fast train link with London Kings Cross (minimum journey time 50 minutes).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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: S11678

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: spsalding@longstaff.co.uk

www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		