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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



181 Cradge Bank, Spalding PE11 3AQ

£159,995 Freehold

- Terraced House
- Non-Estate Location with Larger than Average Rear Garden
- 3 Bedrooms
- Gas Central Heating
- UPVC Double Glazed Windows

3 bedroom mid-terraced property situated on the edge of town location with accommodation comprising entrance porch, lounge, kitchen diner, utility, bathroom and sun room to the ground floor; 3 bedrooms to the first floor. Non-estate location with larger than average rear garden. Off-Road Parking for 2 Cars. Currently rented out at £875pcm on a month to month contract.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed double doors leading into:

ENTRANCE PORCH

Obscured UPVC double glazed door leading into:

LOUNGE

10' 4" x 14' 11" (3.16m x 4.57m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, telephone point, laminate flooring.

INNER LOBBY

Staircase rising to first floor, textured ceiling, centre light point, smoke alarm, fitted vinyl plank flooring.

KITCHEN DINER

11' 9" x 15' 0" (3.59m x 4.58m) 2 UPVC double glazed windows to the rear elevation, textured ceiling, centre spotlight fitting, double radiator, vinyl floor covering, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel bowl sink with mixer tap, space for electric cooker, space for fridge and freezer, larder cupboard off, further storage cupboard off with shelving, door to:

UTILITY

5' 7" x 6' 6" (1.72m x 1.99m) Textured ceiling, centre light point, access to loft space, electric consumer unit board, vinyl plank flooring, wall mounted gas boiler (recently refitted), sliding door into:

BATHROOM

6' 3" x 5' 4" (1.91m x 1.64m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, double radiator, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with telephone shower mixer tap.

From the Utility into:

COVERED AREA/SUN ROOM

8' 7" x 9' 4" (2.63m x 2.86m) UPVC double glazed French doors to the rear elevation, obscured UPVC double glazed windows to the side elevation, heat resistant polycarbonate roof.

From the Inner Lobby the staircase rises to:

FIRST FLOOR GALLERIED LANDING

MASTER BEDROOM

10' 1" x 12' 4" (3.09m x 3.77m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobe into recess.

BEDROOM 2

7' 6" x 12' 4" (2.3m x 3.77m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

BEDROOM 3

6' 11" x 9' 2" (2.12m x 2.81m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, double radiator.

EXTERIOR

Front fore-garden with off-road parking for two vehicles.

REAR GARDEN

Paved patio area, external lighting, lawned area with shrubs and trees. Large open fronted shed.

DIRECTIONS

From the centre of Spalding at High Bridge proceed in a southerly direction alongside the river along London Road and continue to the 'T' Junction at Little London. Go straight over the staggered crossroads at the left hand side of the B P Garage into Cradge Bank.

AMENITIES

Spalding Town Centre is approximately 1 mile from the property and offers a wide range of shopping, banking, leisure, commercial and educational 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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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: S11692

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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