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Longstaff^{COM}

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89 Acacia Avenue, Spalding PE11 2LR

£190,000 Freehold

- Semi-Detached House
- 2 Double Bedrooms, 2 Reception Rooms
- Shower Room
- Generous Off-Road Parking
- Good Sized Rear Garden

Well presented spacious semi-detached house with 2 double bedrooms, shower room, 2 reception rooms, breakfast kitchen, cloakroom/utility gas central heating, UPVC windows, generous off-road parking and gardens. Convenient town location close to shops and schools.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door with glazed fan light to:

RECEPTION HALL

11' 10" x 5' 10" (3.61m x 1.79m) Varnished timber flooring, range of coat hooks, ceiling light, staircase off (included within the room measurement), central heating Thermostat control, radiator, door to:

SITTING ROOM

13' 5" x 12' 5" (4.09m x 3.79m) UPVC window to the front elevation, feature ceiling beams, ceiling light, varnished wooden flooring, radiator, chimney breast with gas point.

DINING ROOM/2ND RECEPTION ROOM

13' 1" x 8' 0" (3.99m x 2.45m) plus large recess Laminate flooring, UPVC window to the rear elevation, radiator, ceiling light, multi pane glazed door to:



CLOAKROOM/UTILTIY ROOM

6' 0" x 6' 0" (1.85m x 1.84m) maximum Two piece suite comprising low level WC and hand basin, tiled wall, recess with plumbing and space for washing machine, space for tumble dryer, 2 small UPVC obscure glazed rear windows.

INNER LOBBY

Access into:

FITTED BREAKFAST KITCHEN

18' 0" x 6' 11" (5.49m x 2.13m) Extensive range of fitted cupboards comprising base cupboards and drawers, eye level wall cupboards, worktops, tiled splashbacks, peninsular breakfast bar, half glazed UPVC rear entrance door, UPVC rear window, appliance space, circular bowl single drainer sink unit, plumbing and space for dishwasher, built-in electric oven and induction hob with multi speed cooker hood, wall mounted Ideal gas fired central heating boiler, UPVC windows to the front and rear elevations.

From the main Reception Hall the staircase rises to:

FIRST FLOOR LANDING

Obscure glazed UPVC side window, access to loft space, doors arranged off to:

BEDROOM 1

14' 0" x 11' 3" (4.28m x 3.45m) maximum plus full width and full height range of recessed fitted wardrobes. Laminate flooring, radiator, telephone point, UPVC window to the front elevation, ceiling light, storage cupboard with recess overlooking the stairs.

BEDROOM 2

12' 6" x 8' 4" (3.83m x 2.56m) Laminate flooring, UPVC window to the rear elevation, radiator, TV point, 2 large recessed double wardrobes.

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m) 1200mm shower cabinet with fitted Triton electric shower, low level WC, modern hand basin set within vanity storage unit with mixer tap, panelled ceiling, recessed ceiling light, obscure glazed UPVC window, vertical radiator/towel rail.

EXTERIOR

Gravelled frontage providing a driveway with multi parking and a pathway to the front door.

Side gate giving access into:

ESTABLISHED REAR GARDEN

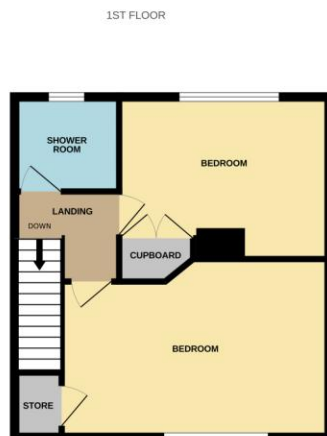
Extensive full width paved patio, lawned areas with stepping stone pathway, outside tap, fencing to the side boundaries and rear hardstanding suitable for the erection of a shed or greenhouse if required.

DIRECTIONS

From Spalding proceed on to Holbeach Road, taking a right hand turning opposite the parade of shops into Queens Road. Turn right into St. Pauls Road, then left into Acacia Avenue and the property is situated on the right hand side.

AMENITIES

Local shops, schools and the town centre are all within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial and educational facilities.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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: S11702

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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