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# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**2 Farrier Way, Spalding PE11 3GG**

**£285,000 Freehold**

- No Chain
- Good Sized Plot
- 3 Bedrooms
- Double Garage
- Conservatory

Detached bungalow with entrance porch, reception hall, lounge, conservatory, dining kitchen, master bedroom with en-suite shower room, 2 further bedrooms and bathroom. Driveway, double garage and established south facing rear gardens. No onward chain. Convenient for local amenities.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

UPVC sliding front entrance door to:

#### ENTRANCE PORCH

8' 5" x 4' 3" (2.57m x 1.31m) Inner door to:

#### MAIN HALLWAY

14' 0" x 4' 9" (4.28m x 1.46m) Radiator, dado rail, consumer unit, ceiling light, glazed double doors to:

#### LOUNGE

19' 0" x 13' 2" (5.81m x 4.02m) UPVC window to the rear elevation, UPVC window to the front overlooking the porch, 2 radiators, 2 ceiling lights, coal effect gas fire with decorative surround, coved and textured ceiling, UPVC double doors to:

#### CONSERVATORY

20' 11" x 7' 8" (6.38m x 2.36m) Brick and UPVC construction, pitched polycarbonate roof, electric plug in fan unit, ceiling light, French doors to the exterior.





From the Hallway continuation into:

#### **INNER HALL**

16' 3" x 3' 0" (4.96m x 0.92m) plus recess Telephone point, coved and textured ceiling, dado rail, smoke alarm, Airing Cupboard, central heating thermostat control, fitted store cupboard, doors arranged off to:

#### **DINING KITCHEN**

11' 5" x 11' 10" (3.49m x 3.62m) Range of fitted units comprising base cupboards and drawers, intermediate wall tiling, eye level wall cupboards with under lighters, worktops with inset single drainer sink unit with mixer tap, plumbing and space for washing machine and dishwasher, freestanding electric double oven and hob with concealed cooker hood, radiator, UPVC window to the rear elevation, recessed ceiling lights, half glazed external entrance door, wall mounted gas fired central heating boiler.

#### **MASTER BEDROOM**

13' 9" x 11' 2" (4.20m x 3.42m) UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator, recessed wardrobe.

#### **EN-SUITE SHOWER ROOM**

6' 0" x 8' 7" (1.84m x 2.63m) maximum Modern shower cubicle, wash hand basin, low level WC, radiator, shaver point, extractor fan, ceiling light, obscure glazed UPVC window.

#### **BEDROOM 2**

11' 5" x 10' 11" (3.48m x 3.33m) UPVC window to the front elevation, ceiling light, radiator, coved and textured ceiling.

#### **BEDROOM 3**

9' 0" x 8' 1" (2.75m x 2.47m) UPVC window to the side elevation, coved and textured ceiling, ceiling light, radiator.

#### **BATHROOM**

6'3" x 6'11" (1.93m x 2.13m) Obscure Georgian effect UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, medicine cabinet, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with fitted taps.

#### **EXTERIOR**

Open plan lawned frontage, double width tarmac driveway with parking for at least 2 cars and access to:

#### **ATTACHED GARAGE**

18' 2" x 16' 3" (5.55m x 4.96m) Twin electric roller style doors, concrete floor, range of strip lights, power points, loft hatch, rear personnel door, gated side access leading round to:

#### **ENCLOSED REAR GARDEN**

Extensive patio areas to the rear of the Garage/side of the Conservatory and to the rear of the Kitchen, lawns, dose boarded timber fencing to the side and rear boundaries. The garden is approximately south facing to the rear and there is an area to the west outside the fence with some hedging and shrubs which is included as part of the property.

#### **DIRECTIONS/AMENITIES**

From the town centre proceed in a westerly direction along Winsover Road continue over the level crossing proceed without deviation over the traffic lights into Bourne Road and at the next set of lights turn left at the Monks House crossroads into The Broadway. Take the first left hand turning into Farrier Way and the property is the first on the right hand side. Local primary schools and the modern Spar grocery store within easy walking distance. The town centre is approximately a mile away offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

**AGENTS NOTE** The bungalow was hit by a car in 2024 causing damage to the front bedroom wall and window, works were carried out professionally under the property insurance with certification available for inspection

## GROUND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## TENURE

Freehold

## SERVICES

All Mains

## COUNCIL TAX BAND

Band D

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: S11136

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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