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# Longstaff<sup>.COM</sup>

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



**2a St Andrews Road, Spalding PE11 2SH**

**£230,000 Freehold**

- Popular Location
- Ample Parking with Turning Bay
- 2 Double Bedrooms
- No Chain
- Viewing Recommended

Immaculately presented modern detached bungalow in pleasant convenient location. Ample off-road parking, established gardens, UPVC windows, gas central heating. 2 double bedrooms. modern kitchen with appliances, no onward chain. Carpets, floor coverings, curtains and most items of remaining furniture are included within the sale.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Half glazed UPVC door to:

#### **BRICK AND UPVC ENTRANCE PORCH**

Shelved storage cupboard, half glazed inner UPVC door to:

#### **LOUNGE**

12' 11" x 14' 4" (3.96m x 4.37m) Fitted carpet, recessed ceiling lights, 2 UPVC windows, 3 radiators, telephone point, 2 TV points, direct access into:

#### **FITTED KITCHEN**

12' 0" x 6' 6" (3.68m x 1.99m) Modern fitted base cupboards and drawers, sink unit, intermediate wall tiling, matching eye level wall cupboards, refrigerator and freezer, freestanding Samsung washing machine, electric oven, gas hob, cooker hood above, UPVC rear window, tiled floor, cupboard housing the Glow Worm gas fired combi boiler.

#### **INNER HALLWAY**

10' 8" x 4' 0" (3.27m x 1.24m) Radiator, loft hatch, shelved storage cupboard, recessed ceiling lights, door to:





#### **SIDE PORCH ENTRANCE**

Fitted cupboard, UPVC part glazed external entrance door to the garden.

Also accessed from the Inner Hallway doors arranged to:

#### **BEDROOM 1**

11' 8" x 10' 9" (3.56m x 3.28m) Double glazed bay window, radiator, telephone point, TV point, fitted carpet, fitted wardrobes.

#### **BEDROOM 2**

9' 6" x 9' 8" (2.92m x 2.96m) UPVC window to the rear elevation, radiator, telephone point, TV point, fitted carpet, fitted wardrobes.

#### **MODERN SHOWER ROOM**

6' 0" x 8' 4" (1.84m x 2.56m) 1700mm double shower cabinet, wash hand basin with vanity storage unit, low level WC, fully tiled walls, extractor fan, shaver point, tiled flooring, UPVC window.

#### **EXTERIOR**

Gravelled driveway and turning bay with multiple parking, access through to a pleasant seating area with garden shed.

Further access to:

#### **ENCLOSED GARDEN**

Mainly laid to lawn with shrubbery/hedge borders, patio area etc

#### **DIRECTIONS/AMENITIES**

From the centre of Spalding at the High Bridge proceed in a southerly direction along the west bank of the River Welland along London Road, continuing up to the T junction, turn right into Little London, then immediately right into Hawthorn Bank. The property is situated on the corner of St Andrews Road on the right hand side indicated by the Agents For Sale sign.

Little London has a general stores, public house, builders merchants etc. The town centre is just over a mile away offering a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



# 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		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**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

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## Ref: S11716

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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