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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



34A, Little London, Long Sutton, Spalding, Lincolnshire PE12 9LE

£219,995 Freehold

- Superbly Presented
- Three Bedrooms
- Extensive Kitchen/Diner
- Allocated Parking
- Open Field Views to Rear

Superbly presented three bedroom end terrace property with accommodation comprising of entrance hallway, lounge, extensive kitchen/diner, cloakroom, three bedrooms, family shower room, off road parking for two vehicles, wooden garden summer house/work from home office.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Shared driveway with wrought iron fencing to the front, shrub borders leading to two allocated parking spaces leading to flagstone tiled pathway, wooden side access gate leading into the rear garden, steps up to composite obscured double glazed door and storm porch, outdoor lantern lighting leading into:

ENTRANCE HALLWAY

5' 5" x 5' 9" (1.66m x 1.76m) With skimmed ceiling and centre light point, single radiator, LVT plank flooring, BT point, stairs leading off to first floor gallery landing. Part glazed door off entrance hallway, leading into:

LOUNGE

11' 8" x 14' 11" (3.58m x 4.56m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, double radiator, TV point, central heating controls, part glazed door off leading into:



KITCHEN/DINER

12' 7" x 15' 0" (3.86m x 4.59m) With UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, skimmed ceiling with inset lighting, smoke alarm, centre light point to the dining area, double radiator, fitted with a wide range of base, eye level and drawer units with preparation surfaces over splash backs with inset one and a quarter stainless steel bowl sink with mixer tap, plumbing and space for automatic washing machine, space for fridge/freezer, integrated Belling induction hob with glass splash back and stainless steel canopy extractor hood over, integrated Belling double fan assisted oven, concealed wall mounted boiler, door off leading into:

DOWNSTAIRS CLOAKROOM

3' 4" x 5' 1" (1.02m x 1.57m) With skimmed ceiling, centre light point, extractor fan, LVT flooring, part panelling, fitted with a two piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, with mixer tap and tiled splash backs. The LVT flooring is coordinated from the cloakroom into the kitchen/diner.

FIRST FLOOR GALLERIED LANDING

7' 10" x 10' 4" (2.40m x 3.16m) With skimmed ceiling, centre light point, smoke alarm, loft access, further central heating controls.

MASTER BEDROOM

10' 3" x 13' 0" (3.13m x 3.97m) With UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, single radiator, TV point, fitted wardrobes into recess with a depth of 0.61m with hanging rail and shelving.

BEDROOM 2

9' 5" x 13' 10" (2.89m x 4.23m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, single radiator, TV point, fitted wardrobes with 0.61m in depth with hanging rail and shelving.

BEDROOM 3

7' 8" x 9' 1" (2.36m x 2.78m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, single radiator.

SHOWER ROOM

7' 3" x 6' 10" (2.21m x 2.10m) With obscure UPVC double glazed window to the front elevation, skimmed ceiling with inset lighting, extractor fan, LVT flooring, full length stainless steel heated towel rail, shaver point, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap, tiled splash backs, fully tiled shower enclosure with glass sliding doors with fitted thermostatic shower with rainfall shower and further shower attachment tap.

EXTERIOR

Via side wooden access gate leading into the rear garden, paved pathways and gravel area, extensive flagstone patio area, wooden garden shed, outdoor lighting, outdoor tap, field views to the rear. The garden is mainly laid to lawn with shrub borders and further patio area.

WOODEN SUMMER HOUSE

7' 10" x 12' 7" (2.41m x 3.86m) Of wooden construction with double doors to the front, double glazed windows to the front elevation, power and lighting.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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: 17080

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: spalding@longstaff.com - www.longstaff.com

