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Meadow View, Stockwell Gate, Whaplode PE12 6UE

£309,995 Freehold

- 3 Bedrooms
- Recently Refitted Bathroom and En-Suite
- Conservatory
- Good Sized Rear Garden
- Oil Central Heating

Well presented 3 bedroom detached bungalow with ample off-road parking and single garage. The bungalow is situated on a generous sized plot and has recently refitted bathroom and en-suite, lounge with conservatory off, kitchen breakfast room and utility room. Popular village between Holbeach and Spalding and on the bus route. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Side entrance with obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

15' 10" x 17' 1" (4.84m x 5.23m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, access to part boarded loft space, BT point, radiator, central heating thermostat, Karndean flooring, storage cupboard off housing hot water cylinder with slatted shelving. Solid oak door leading into:

BEDROOM 3

9' 1" x 10' 3" (2.78m x 3.14m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, electric consumer unit.

From the Entrance Hallway door to:



MASTER BEDROOM

10' 4" x 12' 3" (3.15m x 3.74m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, solid oak door leading into:

EN-SUITE (RECENTLY REFITTED)

2' 8" x 8' 5" (0.82m x 2.57m) Obscured UPVC double glazed window to the side elevation, coved ceiling, inset LED lighting, vinyl floor covering, stainless steel heated towel rail, shaver point, fully tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, medicine cabinet and mirror above, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway a solid oak door leads into:

BEDROOM 2

8' 3" x 8' 9" (2.54m x 2.69m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator.

From the Entrance Hallway a solid oak door leads into:

FAMILY BATHROOM (RECENTLY REFITTED)

5' 6" x 8' 5" (1.68m x 2.58m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, full length stainless steel heated towel rail, shaver point, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, bath with central mixer tap, shower screen and fitted thermostatic Mira rainfall shower head and further shower attachment tap.

LOUNGE

12' 7" x 16' 5" (3.85m x 5.01m) UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, centre light point, 2 wall lights, 2 radiators, TV point, feature fireplace with wooden surround, marble insert and hearth and fitted coal effect electric fire.

CONSERVATORY

9' 2" x 11' 2" (2.81m x 3.42m) Dwarf brick wall and UPVC construction, UPVC double glazed French doors to the side elevation, tiled flooring, vaulted ceiling, central fan light, power points.



From the Entrance Hallway solid oak part glazed door leads into:

KITCHEN BREAKFAST ROOM

8' 9" x 13' 2" (2.69m x 4.02m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, vinyl plank flooring, radiator, BT point, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, under cabinet lighting, integrated Hotpoint ceramic hob, extractor hood over, integrated Bosch stainless steel fan assisted electric oven, inset one and a quarter bowl sink with mixer tap, space for fridge freezer, TV point. Archway into:



UTILITY ROOM

6' 4" x 6' 5" (1.94m x 1.96m) UPVC double glazed window to the side elevation, obscured UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, vinyl plank flooring, radiator, fitted with a range of base and eye level units, work surfaces over, inset stainless steel bowl sink with taps, plumbing and space for washing machine, space for tumble dryer.



EXTERIOR

Hedging to the front boundary and fencing to both side boundaries. Gated access to both sides of the property. Double electric power sockets.

The front is laid to gravel with shrub borders and paved areas. Post box. Extensive lighting including lantern lighting and under barge lighting. There is a further gravelled area to the side leading to:

DETACHED BRICK GARAGE

9' 3" x 18' 6" (2.83m x 5.65m) Up and over door, storage into eaves, centre light point, power and lighting. Electric consumer unit.

REAR GARDEN

Flagstone patio area, cold water tap, lighting, gravelled borders. There is a further gravelled area with a wide range of mature shrubs and trees, lawned area, wooden garden shed, oil storage tank.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 continue through Weston and Moulton and on to Whaplode. Take a left hand turning into Stockwell Gate.

AMENITIES

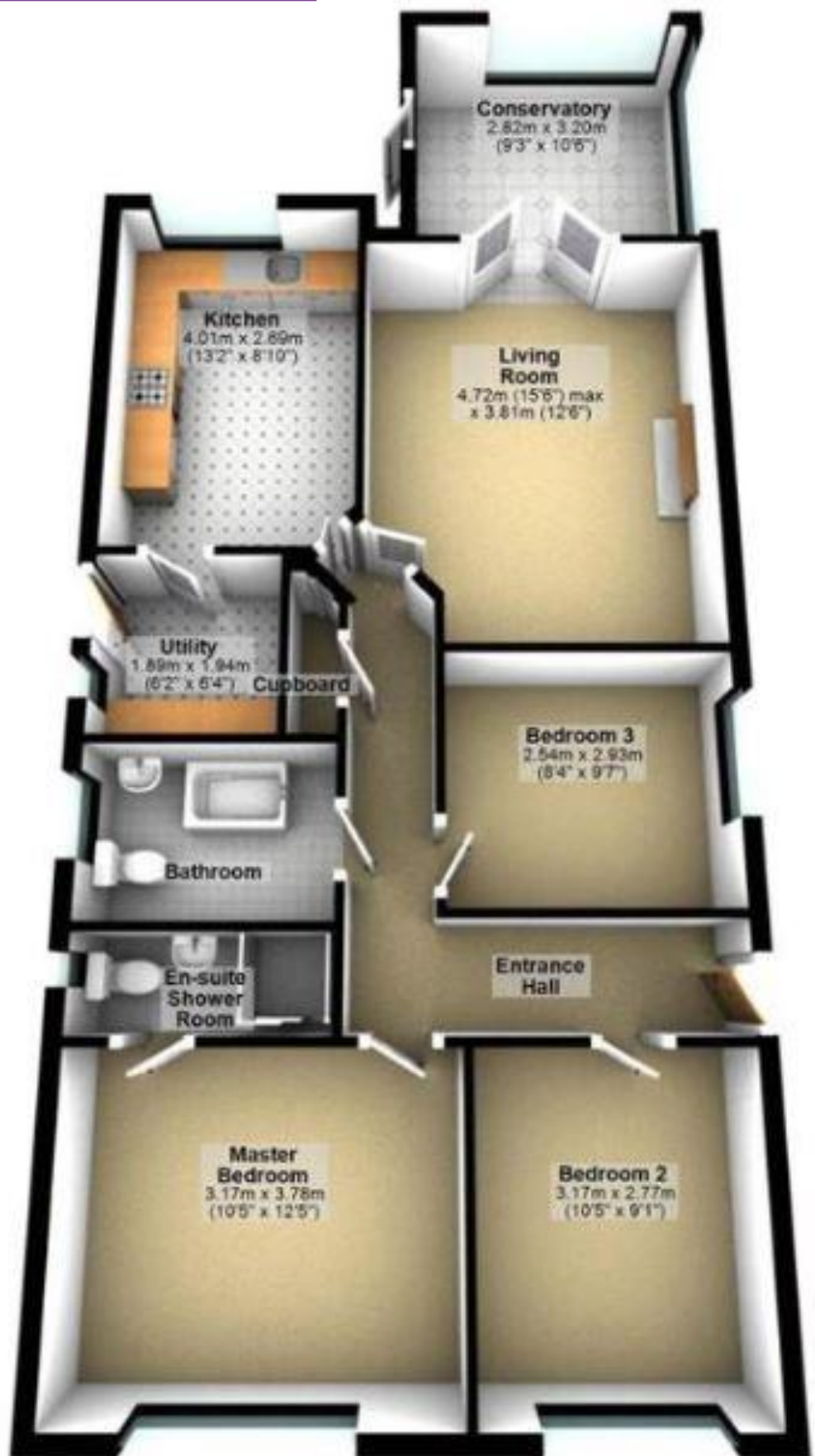
The village has amenities including primary school, Church, general stores, service stations etc. Holbeach is 2 miles distant and Spalding 6 miles distant offering a wide range of facilities.

SERVICES

Mains water and electricity. Oil central heating. Drainage to a treatment plant.



This Floorplan is to give an indication to the layout of the accommodation only.



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Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND C

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: S11752

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