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# Longstaff<sup>COM</sup>

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



**78 Edinburgh Drive, Spalding PE11 2RT**

**£225,000 Freehold**

- Detached Bungalow
- Lounge/Diner
- Extended Kitchen
- Two Bedrooms
- Refitted Shower Room

1960's detached bungalow located on Edinburgh Drive on a good-sized corner plot, offering a sense of space and privacy. The property features two well-proportioned bedrooms, a refitted shower room, a single garage, and a low maintenance garden, block paved off-road parking, and a 30ft tandem single garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ENTRANCE HALL :**

With real wood flooring, radiator, power points, loft hatch, airing cupboard, and a wall mounted gas boiler.

#### **DOUBLE ASPECT LOUNGE/DINER :**

5.79m'1.52m x 3.66m'0.30m (19'5" x 12'1") UPVC double glazed window to the front, three UPVC double glazed windows to the side, radiator, power points, TV point and wall lights.

#### **EXTENDED KITCHEN :**

3.66m'0.61m x 3.05m'1.22m (12'2" x 10'4") UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated half sized electric oven and grill with another half size electric oven and grill above, a four burner gas hob with an extractor hood over, space and point for a fridge/freezer, tiled splash-backs, TV point and a radiator.





#### **BEDROOM ONE :**

3.66m x 3.56m (12'0" x 11'8") UPVC double glazed window to the front, radiator, power points, real wood flooring.

#### **BEDROOM TWO :**

3.23m x 3.23m (10'7" x 10'7") UPVC double glazed window to the rear, radiator, power points, real wood flooring.

#### **REFITTED SHOWER ROOM :**

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, vanity washbasin with a mixer tap over and a W.C with a push button flush having a work surface over and storage cupboards beneath, wall mounted heated towel rail, skimmed ceiling with inset spotlights.

#### **EXTERIOR :**

The property sits on a corner plot with a low-level brick wall to the front and side aspect. A block paved driveway leads to a single tandem garage which is over 30ft in length. The rest of the front garden is then laid to decorative patio with a gravel area to the side and mature shrub borders. A side pedestrian gate accesses the side garden which is enclosed by a trellis fence and is laid to lawn and patio paving, along with having side gated access to the far side of the bungalow adjacent to the garage. The rear garden is enclosed by panel fencing with a patio seating area, an outside light, outside tap, a summerhouse and a greenhouse, with the remainder of the garden being laid to lawn.

#### **SINGLE TANDEM GARAGE :**

9.14m'0.91m x 2.44m'0.61m (30'3" x 8'2") Having a metal up and over door, UPVC double glazed window and door to the rear, power points, space and plumbing for a washing machine, space and point for a tumble dryer, fuse box.

#### **DIRECTIONS**

From Spalding town centre, head out of town along Cowbit Road, turning left into Balmoral Avenue. Take the 3<sup>rd</sup> road on the left, and the property is on your left on the corner

#### **AMENITIES**

The town centre, local schools, shops and other facilities are within easy reach of the property. Spalding also has bus and railway stations and easy access to Peterborough (18 miles) which has a fast train link with London's Kings Cross minimum journey time 50 minutes.

GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA - 929 sq.ft. (86.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Microplan 6.2022.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All mains services. Gas Central Heating

**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: M & M

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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