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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Shire Avenue, Spalding PE11 3FN

£322,500 Freehold

- Popular Cul-de-Sac Location
- 3 Bedrooms
- No Onward Chain
- Spacious Accommodation
- Viewing Highly Recommended

Spacious modern 3 bedroom detached bungalow with lounge, dining room, conservatory, kitchen, 3 bedrooms (one with en-suite) and bathroom. Detached garage, established front and rear gardens. Immediate vacant possession.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Recessed storm porch with tiled step and external electric light, obscure glazed UPVC front entrance door to:

ENTRANCE HALL

11' 5" x 4' 0" (3.48m x 1.23m) maximum plus 8'2" x 4'7" (2.51m x 1.42m) maximum. Coved and textured ceiling, access to loft space, ceiling light, radiator, door to:

LOUNGE

20' 11" x 11' 1" (6.40m x 3.40m) plus walk-in bay window to the front elevation. 3 radiators, coved and textured ceiling, pendant light fitment with decorative ceiling rose, TV point, fireplace with freestanding electric fire, direct access into:

DINING ROOM

12' 4" x 9' 2" (3.76m x 2.80m) Laminate flooring, coved and textured ceiling, pendant light fitment with decorative ceiling rose, radiator, UPVC sliding patio doors opening into:



CONSERVATORY

11' 11" x 9' 5" (3.65m x 2.89m) Brick and UPVC construction, tiled floor, wall light, electric heater, UPVC double glazed external French doors.

BREAKFAST KITCHEN

11' 9" x 12' 0" (3.59m x 3.67m) maximum Range of fitted units comprising base cupboards and drawers, worktops, single drainer sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, integrated cooker hood, appliance space, plumbing and space for washing machine, radiator, coved and textured ceiling, ceiling light, UPVC rear window, part obscure glazed door opening into Conservatory. Built-in Airing Cupboard housing hot water cylinder and Ideal gas fired central heating boiler.

From the Reception Hall further doors are arranged off to:

MASTER BEDROOM

12' 8" x 10' 6" (3.87m x 3.21m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, TV point, door to:

EN-SUITE SHOWER ROOM

8' 7" x 2' 11" (2.62m x 0.91m) Shower cubicle, pedestal wash hand basin, low level WC, half tiled walls, tiled floor, extractor fan, coved and textured ceiling, ceiling light, obscure glazed UPVC window.

BEDROOM 2

12' 5" x 9' 4" (3.80m x 2.85m) UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3

9' 6" x 7' 8" (2.91m x 2.35m) maximum UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

BATHROOM

8' 9" x 4' 8" (2.69m x 1.44m) Three piece suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, wall tiling around the bath and wash basin area, tiled floor, shaver point, coved and textured ceiling, ceiling light, radiator, obscure glazed UPVC window.

EXTERIOR

To the front of the property there is a lawned garden with shrubbery, rose bushes etc. Double width pathway leading to the front door. Block paved driveway leading to:

DETACHED BRICK GARAGE

Concrete floor, up and over door, power and lighting.

Gated access to:

ESTABLISHED REAR GARDEN

Laid to lawn with a paved patio, timber shed, timber fencing to the side and rear boundary and established trees.

DIRECTIONS/AMENITIES

From the Agents offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, continue straight on at two sets of lights filtering left at the third set into Woolram Wygate. Proceed over the level crossing, continue into Wygate Park and take a right hand turning into Westerly Way and then left into Shire Avenue and the property is on the right hand side.

Local parade of shops including Co-Op supermarket and fish and chip shop are within walking distance as are a number of local schools. 'In Town' bus service. Spalding town centre is less than a mile from the property and offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





TENURE Freehold

SERVICES All Mains Services

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161 Anglian Water Services Ltd. 0800 919155 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11758

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

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		