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Longstaff^{COM}

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62 West Elloe Avenue , Spalding PE11 2BJ

£220,000 Freehold

- South Facing Rear Garden
- Ample Off-Road Parking, Car Port
- 3 Bedrooms
- 2 Reception Rooms
- Requires Updating/Modernisation

Substantial 3 bedroom semi-detached property situated in a popular location within walking distance of the town centre and doctors surgery. Accommodation comprising entrance lobby, lounge, dining room, kitchen breakfast room, utility room, cloakroom, 3 bedrooms and shower room. Mature larger than average rear gardens, multiple off-road parking and car port.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lighting leading and to an obscured leaded UPVC double glazed door leading into:

ENTRANCE LOBBY

4' 5" x 4' 5" (1.36m x 1.37m) Textured ceiling, centre light point, smoke alarm, staircase rising to the first floor, door to:

LOUNGE

10' 11" x 17' 10" (3.34m x 5.45m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, feature electric fire, door to Kitchen.

From the Entrance Lobby door into:

DINING ROOM

9' 11" x 13' 1" (3.04m x 4.01m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, feature brick fireplace with wooden mantle and fitted gas fire, TV point, wooden sliding door into:

KITCHEN BREAKFAST ROOM

7' 7" x 16' 5" (2.32m x 5.02m) Obscured UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, coved and textured





ceiling, centre light point, understairs storage cupboard with shelving. Fitted with a wide range of base and eye level units, work surfaces over, stainless steel sink with taps, plumbing and space for washing machine, space for fridge freezer, space for electric cooker, door into Lounge. Wooden obscured glazed door leading into:

REAR LOBBY

11' 10" x 9' 8" (3.61m x 2.97m) UPVC double glazed door to the front and rear elevations, skimmed ceiling, centre light point, UPVC double glazed window to the side elevation, storage cupboard off with shelving, door into:

CLOAKROOM

3' 0" x 5' 8" (0.92m x 1.75m) Obscured UPVC double glazed window to the side elevation, double radiator, low level WC.

From the Rear Lobby leading into:

UTILITY ROOM

6' 0" x 9' 5" (1.84m x 2.89m) UPVC double glazed window to both side elevations, fitted stainless steel sink with base unit, fitted shelving.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

6' 3" x 9' 6" (1.92m x 2.90m) UPVC double glazed window to the rear elevation, cove d and textured ceiling, centre light point, smoke alarm, door into:

BEDROOM 1

10' 9" x 13' 1" (3.29m x 4.0m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobe into recess with hanging rail and shelving.

BEDROOM 2

11' 6" x 10' 11" (3.53m x 3.33m) UPVC double glazed window to the front elevation, radiator, coved and textured ceiling, centre light point, storage cupboard off, fitted wardrobe into recess.

BEDROOM 3

6' 11" x 10' 0" (2.11m x 3.05m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobe into recess.

SHOWER ROOM

6' 4" x 7' 8" (1.94m x 2.35m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, medicine cabinet, laminate flooring, storage cupboard off housing Baxi boiler and hot water cylinder. Fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shower cubicle with fitted rainfall shower head and further shower attachment tap.

EXTERIOR

Hedged boundaries to the front and double wooden gate leading on to the extensive concrete driveway, the front garden is designed for ease of maintenance. Fenced boundaries.

COVERED CAR PORT

With lighting.

REAR GARDEN

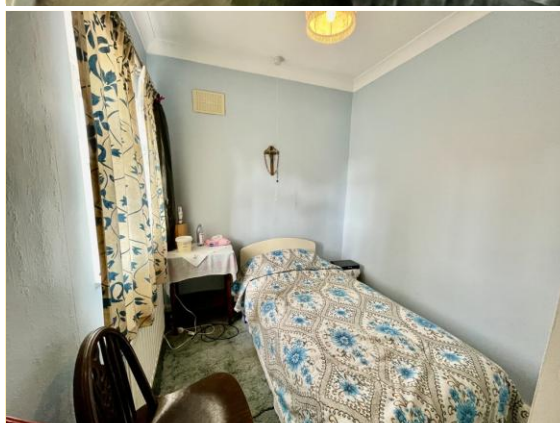
Paved patio area, flood lights, cold water tap, partly laid to lawn with a range of shrub and tree borders, large vegetable patch, fenced boundaries to both sides and to the rear elevations.

BRICK SHED

5' 1" x 8' 8" (1.55m x 2.66m) UPVC double glazed window to the rear elevation, fitted shelving, power points, centre light point.

DIRECTIONS/AMENITIES

Leave the town along Pinchbeck road proceeding straight over the first set of lights at the second set turn right onto West Elloe Avenue and the subject property can be found about half way along on the right hand side.





While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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: S11860

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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