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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



30 Chaucers Way, Spalding PE11 1LH

£265,000 Freehold

- 3 Bedroom Bungalow
- 2 Reception Rooms, Conservatory
- Well Presented Accommodation
- Gas Central Heating
- Low Maintenance Rear Garden

Well presented 3 bedroom detached bungalow situated close to the town. Accommodation comprising entrance hallway, shower room, kitchen, dining room, lounge, conservatory, 2 double bedrooms to the ground floor; bedroom to the first floor. Enclosed rear gardens, multiple off-road parking. Must view to appreciate.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Side entrance with external lighting and obscured UPVC double glazed door with matching obscured glazed panel leading into:

ENTRANCE HALLWAY

4' 0" x 13' 10" (1.23m x 4.23m) Skimmed and coved ceiling, smoke alarm, wall light, staircase rising to first floor, solid oak door to:

SHOWER ROOM

4' 11" x 10' 6" (1.52m x 3.21m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, part tiled walls, vinyl plank flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and illuminated mirror over, fully tiled double sized shower enclosure with fitted rainfall shower head and further shower attachment tap.

From the Entrance Hallway a solid oak door leads into:

FORMAL DINING ROOM

11' 11" x 14' 7" (3.65m x 4.47m) UPVC double glazed window to the front elevation, coved ceiling, 3 wall lights, double radiator, BT point, oak effect





laminate flooring, fireplace with oak mantle and gas multi fuel style burner, solid oak door into:

KITCHEN

9' 6" x 9' 10" (2.92m x 3.02m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, tiled flooring, radiator, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, integrated AEG gas hob with splashback and canopy extractor hood, integrated fan assisted electric oven, inset sink with pull out mixer tap, plumbing and space for washing machine, space for fridge freezer, space for further freezer.

From the Dining Room solid oak door leading into:



BEDROOM (FORMER GARAGE)

7' 1" x 12' 3" (2.18m x 3.75m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, radiator, BT point.

From the Entrance Hallway solid oak door into:

BEDROOM 2

8' 7" x 21' 2" (2.63m x 6.47m) UPVC double glazed window to the side elevation, UPVC double glazed sliding patio doors to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, fitted oak effect laminate flooring, 2 fitted wardrobes.

From the Entrance Hallway solid oak door leading into:



LOUNGE

13' 3" x 16' 11" (4.06m x 5.17m) UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, 2 centre light points, 3 double wall lights, 2 double radiators, TV point, telephone point, oak effect laminate flooring, central heating thermostat.

CONSERVATORY

7' 10" x 11' 7" (2.40m x 3.55m) UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the rear elevation, heat resistant polycarbonate roof, vinyl flooring, power and wall lighting.

From the Entrance Hallway the staircase rises to:



FIRST FLOOR LANDING

4' 2" x 6' 4" (1.28m x 1.95m) Vaulted ceiling, 2 UPVC double glazed windows, velux window, inset LED lighting, large storage cupboard housing boiler and lighting, door to:

BEDROOM 1

11' 10" x 15' 11" (3.62m x 4.87m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, storage into eaves, storage cupboard/wardrobe with hanging rail.

EXTERIOR

Extensive gravelled area for multiple off-road parking and tarmac driveway. Paved pathways, external lighting, electric sockets, cold water tap. Side access gate into:

REAR GARDEN

Gravelled pathways, extensive lighting, raised decking area, pergola, patio area, wooden garden shed, raised shrub borders.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsor Road and after passing the level crossing turn right into Park Road. After a round 400 yards take a left hand turning into Pennygate and then continue for a round 600 yards taking a right hand turning into Chaucers Way. Follow the road round and the property is situated on the right hand side.





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: S11908

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		