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



**12 Bath Lane, Spalding PE11 1XP**

**£420,000 Freehold**

- Sought After Central Town Location
- Established Gardens, Double Garage
- 3 Bedrooms (One En-Suite) and Bathroom
- Spacious Lounge Diner, Kitchen, Utility Room and Garden Room
- Convenient for the Town Centre and all Amenities

Highly sought after location - spacious 3 bedroom detached bungalow with double garage and large garden room. Easy access to all town facilities. Cul-de-sac location, gas central heating. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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



## ACCOMMODATION

Part glazed UPVC front entrance door to:

## RECEPTION HALL

11' 3" x 9' 2" (3.45m x 2.80m) plus large recess. Coved and textured ceiling, access to loft space, smoke alarm, security alarm control panel, Airing Cupboard housing the Megafluo hot water cylinder, doors arranged off to:

## LOUNGE DINER

22' 11" x 15' 2" (7.00m x 4.63m) maximum Coved cornice, 2 pendant light fittings, 2 wall lights, marble fireplace with raised hearth and coal effect gas fire, 2 radiators, TV point, UPVC window, UPVC glazed French doors opening on to the patio, pair of UPVC glazed French doors opening into:

## GARDEN/FAMILY ROOM

13' 10" x 11' 0" (4.23m x 3.37m) Dwarf brick and UPVC construction with pitched tiled roof with vaulted ceiling, recessed ceiling lights, radiator, 2 wall lights, TV point, pair of glazed UPVC doors opening on to the exterior.





### **BREAKFAST KITCHEN**

9' 8" x 11' 8" (2.96m x 3.58m) Range of fitted base cupboards and drawers beneath the roll edged worktops with inset single drainer sink unit with mono block mixer tap, built-in electric double oven, ceramic hob, concealed cooker hood, intermediate wall tiling, eye level wall cupboards, glazed display cabinets, UPVC window to the front elevation, coved and textured ceiling, fluorescent strip light, radiator, door to:

### **UTILITY ROOM**

11' 9" x 4' 11" (3.59m x 1.52m) maximum Modern wall mounted Glow Worm gas fired central heating boiler, consumer unit, single drainer stainless steel sink unit set within worktop with store cupboard beneath, plumbing and space for washing machine and dishwasher, space for tumble dryer, fluorescent strip light, radiator, UPVC window, half glazed UPVC external entrance door.

Also from the Hallway doors arranged off to:

### **MASTER BEDROOM**

11' 9" x 13' 6" (3.59m x 4.14m) Extensive range of fitted furniture comprising triple wardrobe with sliding doors and twin hanging rails (included within the room measurement), twin bedside cabinets, shelving, over bed storage cabinets, matching 6 drawer chest, coved and textured ceiling, ceiling light, radiator, UPVC window to the front elevation, door to:

### **MODERN EN-SUITE SHOWER ROOM**

5' 2" x 6' 3" (1.60m x 1.91m) Corner shower cabinet with fitted shower, low level WC with push button flush, hand basin with vanity storage unit beneath and mono block mixer tap, fully tiled walls, vertical radiator/towel rail, recessed ceiling lights, obscure glazed UPVC window.

### **BEDROOM 2**

10' 10" x 10' 0" (3.31m x 3.05m) UPVC window to the rear elevation, radiator, coved and textured ceiling, ceiling light.

### **BEDROOM 3**

9' 1" x 8' 7" (2.79m x 2.63m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, 2 recessed store cupboards.

### **MODERN BATHROOM**

7' 2" x 7' 11" (2.19m x 2.43m) Three piece suite comprising panelled bath with mixer tap and hand grips, low level WC with



concealed cistern and push button flush, hand basin set within large vanity unit with multiple storage drawers and cupboards, integrated mirrors with pelmet lighting, ceramic floor tiles, fully tiled walls, vertical radiator/towel rail, obscure glazed UPVC window, recessed ceiling lights, extractor fan.

### EXTERIOR

The property occupies an established plot with an extensive frontage with decorative brick wall and wrought iron railings incorporating hand gate. Block paved driveway to:

### DETACHED DOUBLE GARAGE

18' 0" x 17' 5" (5.51m x 5.31m) Brick construction with a pitched tiled roof, twin up and over doors, side personnel door, power and lighting, overhead storage, concrete floor.

### ESTABLISHED GARDENS

Situated to the west side of the property is an extensive split level paved patio with raised border, external socket, outside tap and external light and a brick trimmed pathway leading round the rear of the property to another sizeable patio with outside tap, outside light and, to the east side of the bungalow a gravelled area with circular paved patio, greenhouse and water butts.







## DIRECTIONS

The property is situated just off the High Street within easy walking distance of the town. If travelling by road from the Agents offices proceed along New Road, continue into Westlode Street to the end, veering left into Albion Street. Continue to the roundabout and take the fourth exit returning along the east bank of the River Welland along Commercial Road, continue into the one way system into High Street and Bath Lane is the last turning on the left before the traffic lights. Bath Lane is a small cul-de-sac of established executive detached bungalows.

## AMENITIES

The town centre is a stone's throw from the property offering a range of independent and national shops, banking, leisure, educational, medical and sporting facilities. There is a bus and railway station with direct connections to Peterborough. Peterborough is 18 miles by road and offers a fast train link with London's Kings Cross minimum journey time 46 minutes.









## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**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

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#### Ref: S11938

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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