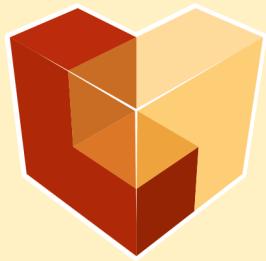


EST 1770



Longstaff[®]

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



17 Water Lane, Spalding, Lincolnshire, PE11 2TQ

£145,000 Freehold

- 2 Double Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Allocated Parking
- No Chain

2 bedroom end terraced property ideal for first time buyer/investment. Situated close to the town centre. Accommodation comprising kitchen diner, lounge, 2 double bedrooms and wet room. Enclosed rear gardens, allocated parking. No chain.

SPALDING 01775 766766 BOURNE 01778 420406



Longstaff
com



ACCOMMODATION Open porch with lighting and through an obscured UPVC double glazed door leading into:

KITCHEN DINER 13' 2" x 14' 8" (4.02m x 4.49m) 2 UPVC double glazed windows to the front elevation, double radiator, coved and textured ceiling, centre strip light, extractor fan, electric consumer unit board, wall mounted Valliant gas boiler, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, one and a quarter bowl stainless steel sink with mixer tap, washing machine and fridge freezer, smoke alarm, door to:

UNDERSTAIRS STORAGE CUPBOARD 2' 11" x 7' 4" (0.90m x 2.25m) Fitted coat rail.

From the Kitchen Diner a door leads into:

LOUNGE 10' 0" x 14' 9" (3.05m x 4.50m) UPVC double glazed



window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, double radiator, TV point, fitted shelving, wall mounted gas coal effect fire, central heating thermostat, staircase rising to first floor.



LANDING 2' 11" x 5' 11" (0.90m x 1.81m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, door into:

BEDROOM 1 10' 2" x 14' 8" (3.10m x 4.49m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 2 11' 6" x 9' 11" (3.52m x 3.04m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, access to loft space, shelving, radiator, storage cupboard off housing hot water cylinder with slatted shelving.

WET ROOM 5' 9" x 6' 11" (1.76m x 2.12m) Obscured UPVC double glazed window to the rear elevation, centre light point, extractor fan, fully tiled walls, radiator, fitted with a two piece suite comprising pedestal wash hand basin with taps, high level WC and fitted Mira Select thermostatic shower with rail, curtain and grab rail.



EXTERIOR Gravelled foregarden with wooden fence to the front and side elevation, wooden front gate with paved pathways. Access wooden gate to:

REAR GARDEN Patio, mainly laid to lawn, wide range of mature shrubs and trees, garden shed, wooden gate to the rear accessing:

ALLOCATED PARKING AREA

DIRECTIONS From the town centre proceed in a westerly direction along Winsor Road, continue to the traffic lights, turning left into St Thomas Road, proceed down passing the Grammar School playing fields and then turn left onto Water Lane. The property is situated on the left hand side.



AMENITIES Along with the Grammar School, there is a general stores round the corner on London Road and the town centre is just over half a mile away offering a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



TENURE Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms do not include any allowances for internal door frames or any recesses, alcoves, cupboards or recessed areas. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The vendor and agent accept no responsibility for any inaccuracies, omissions or errors. Measurements taken from the original plan and not to scale. No guarantee is given as to their operability or efficiency can be given.
Made with MyPlan 12.0.2.0

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

SERVICES All Mains

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

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: S11945

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com