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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Ladyman Lodge, 2 Horseshoe Road, Spalding PE11 3JA

£325,000 Freehold

- Spacious 3 Bedroom Detached Bungalow
- Ample Off-Road Parking, Brick Garage and Workshop
- Generous Sized Established Gardens
- UPVC Windows, Gas Central Heating
- No Onward Chain

This individual detached bungalow offers spacious accommodation with UPVC windows and gas central heating. The property has accommodation briefly comprising reception hall, lounge, dining room, 3 bedrooms, kitchen and bathroom. Ample off-road parking, detached brick garage and brick workshop. Convenient town location.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Recessed storm porch with external electric light and half glazed panelled door opening into:

L SHAPED RECEPTION HALL 11' 8" x 6' 3" (3.58m x 1.92m) plus 11'6" x 5'6" (3.53m x 1.70m), parquet style flooring, 2 ceiling lights, smoke alarm, doorbell chime, central heating thermostat control, 2 radiators, access to loft space, built-in store cupboard with hanging rail and shelving, built-in Airing Cupboard housing the modern insulated hot water cylinder with immersion heater, doors arranged off to:

LOUNGE 14' 7" x 14' 11" (4.46m x 4.57m) Leaded light UPVC bowed window to the front elevation, decorative ceiling rose with pendant light fitting, 3 wall lights, TV point, radiator, fitted carpet, square arch and pair of multi pane glazed doors opening into:

DINING ROOM 13' 9" x 11' 2" (4.20m x 3.42m) UPVC picture window with pleasant views of the rear garden, fitted carpet, radiator, pendant light fitting with decorative ceiling rose.

KITCHEN 10' 2" x 14' 4" (3.12m x 4.39m) maximum Range of fitted base cupboards and drawers, worktops with inset single drainer stainless



steel sink unit with hot and cold taps, water softener, intermediate wall tiling, matching eye level wall cupboards, concealed cooker hood above the free standing Belling electric double oven with hot, modern Viessmann wall mounted gas fired central heating boiler (installed September 2021) ceramic floor tiles, coved cornice, 2 ceiling lights, radiator, UPVC window to the rear elevation, part multi glazed external entrance door, pantry cupboard with fitted shelving, three quarter height provision cupboard.

Also from the Reception Hall doors are arranged off to:

BEDROOM 1 12' 4" x 13' 5" (3.78m x 4.09m) Leaded light UPVC window to the front elevation, range of fitted furniture comprising 2 double wardrobes, kneehole style dressing table and overhead locker cupboards, fitted carpet, radiator, coved cornice, ceiling light.

BEDROOM 2 11' 5" x 11' 10" (3.50m x 3.61m) Leaded light UPVC window to the rear elevation, coved cornice, ceiling light, kneehole style dressing table, fitted 2 double wardrobes and overhead locker cupboards, consumer unit, radiator.

BEDROOM 3 9' 8" x 9' 10" (2.96m x 3.01m) maximum Fitted double wardrobe with overhead storage cupboards, fitted carpet, coved cornice, ceiling light, radiator, leaded light UPVC window.

BATHROOM 10' 9" x 8' 3" (3.29m x 2.52m) overall Panelled bath with hand grips, hot and cold taps and fully tiled surround, independent shower cabinet with Triton shower, oval shaped hand basin set within vanity unit with base cupboards, low level WC with push button flush, vinyl floor covering, radiator, 2 ceiling lights, coved cornice, heated towel rail, extractor fan, 2 leaded light UPVC obscure glazed windows to the rear elevation.

EXTERIOR At the front of the property there is an established lawned garden with stocked border with a variety of shrubs, bushes and flowers, private hedge to the front boundary, twin gate posts leading to a block paved driveway and parking area with multi parking and potential to extend.

BRICK GARAGE 18' 8" x 9' 6" (5.70m x 2.90m) Brick construction with pitched roof, up and over door, concrete floor, power and lighting.

To the side of the property access is gained through a wrought iron hand gate to the externally mounted gas and electricity meters and:

BRICK WORKSHOP 15' 7" x 8' 2" (4.75m x 2.50m) Concrete floor, power and lighting.

ESTABLISHED REAR GARDENS Of generous dimensions with neat shaped lawn, central paved area with water feature and shrubs, extensive paved patio, service paths, lean-to greenhouse and potting shed. The garden is south westerly facing attracting lots of sunshine and is nicely screened by established trees, plants and shrubs to the side and rear boundaries. Pedestrian access can also be gained around the other side of the property where there is a further established border.

DIRECTIONS From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing, then continue to the junction with Hawthorn Bank and Bourne Road. Turning left into Hawthorn Bank, then immediately right into Horseshoe Road. Follow the road along around the left hand bend and the property is situated immediately on the right hand side.

AMENITIES Local shops and schools and the town centre are all within easy walking distance of the property. Spalding has a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES Mains water, electricity and gas. Gas central heating. It is a private drainage system which we understand complies with current regulations.



TENURE Freehold

SERVICES See Note

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: S12014

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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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses 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 hereon are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with MapInfo 2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

