

EST 1770



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## 1 Beech Avenue, Spalding PE11 2LS

**£214,995 Freehold**

- 2 Bedrooms, 2 Reception Rooms
- Recently Refitted Bathroom
- Multiple Off-Road Parking
- Gas Central Heating
- Viewing Recommended

Well-presented 2 bedroom semi-detached house situated close to town and local amenities. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, cloakroom and snug/2nd reception room to the ground floor; 2 double bedrooms and recently refitted bathroom to the first floor. Enclosed gardens to the rear with workshop, multiple off-road parking.

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**ACCOMMODATION** Composite obscure glazed door leading into:

**ENTRANCE HALLWAY** 5' 10" x 12' 2" (1.80m x 3.71m) Coved and textured ceiling, centre light point, radiator, plank effect laminate flooring, understairs storage area, staircase rising to first floor, part glazed door into:

**LOUNGE** 13' 0" x 12' 4" (3.98m x 3.78m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, 2 single wall lights, double radiator, fitted oak flooring, TV point, feature marble fireplace with fitted coal effect electric fire.

From the Entrance Hallway a door leads into:

**KITCHEN DINER** 8' 1" x 24' 3" (2.48m x 7.40m) UPVC double glazed window to the rear elevation, coved and textured ceiling, 2 centre light points, laminate flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated stainless steel fan assisted oven, integrated 4 ring electric induction hob, canopy extractor hood over, floor standing Glow Worm boiler, space for fridge freezer, opening off



into:

**INNER LOBBY** 3' 0" x 5' 8" (0.92m x 1.74m) Coved and textured ceiling, centre light point, laminate flooring, storage cupboard with coat rail and lighting. door into:

**CLOAKROOM** Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, fitted wall light, tiled flooring, radiator, fitted with a low level WC.

**UTILITY ROOM** 8' 3" x 6' 11" (2.53m x 2.12m) UPVC double glazed window to the front elevation, coved and textured ceiling, strip light, tiled flooring, fitted worktop, plumbing and space for washing machine, space for tumble dryer, inset sink with mixer tap, double radiator, storage cupboard off housing electric consumer unit board and shelving.

From the Kitchen Diner square arch leads into:

**RECEPTION ROOM 2/SNUG** 9' 7" x 11' 6" (2.93m x 3.53m) UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, double radiator, laminate flooring, TV point, telephone point.

From the Entrance Hallway the staircase rises to:

**FIRST FLOOR GALLERIED LANDING** 5' 1" x 5' 10" (1.55m x 1.79m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space.

**MASTER BEDROOM** 9' 9" x 16' 1" (2.99m x 4.92m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, step up to shower cubicle with fitted obscure glazed sliding doors with fitted Aqualisa power shower, fully tiled with fitted extractor fan.

**BEDROOM 2** 8' 4" x 12' 11" (2.56m x 3.96m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, storage cupboard off housing hot water cylinder with slatted shelving.

**RECENTLY REFITTED FAMILY BATHROOM** 5' 6" x 6' 5" (1.69m x 1.96m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap over and tiled splashbacks, bath.

**EXTERIOR** Dwarf brick wall to the front boundary, concrete driveway providing multiple off-road parking, paved pathways, wooden side access gate leading into the rear garden. External lighting and sockets.

**REAR GARDEN** Extensive patio area, lawned area with paved pathways.

**BRICK BUILT WORKSHOP** 8' 0" x 12' 9" (2.45m x 3.89m) Wooden construction with obscure wooden glazed door to the front elevation with matching obscure glazed panel.

**DIRECTIONS** From the Agents Offices proceed along New Road continue over the traffic lights into Westlode Street, then turn left at the end at the junction into Albion Street. Proceed alongside the River and at the roundabout take the third exit on to Holbeach Road. Turn right into Queens Road, right into St Pauls right, left into Acadia Avenue and then first left into Beech Avenue.

**AMENITIES** Local shops, schools and the town centre are all within easy access of the property. The town centre offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The nearby Coronation Channel offers good dog walking facilities.

**TENURE** Freehold

**SERVICES** Mains Water, Gas, Electric, Drainage, Gas Central Heating.

**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**

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**Ref: S11273**

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**

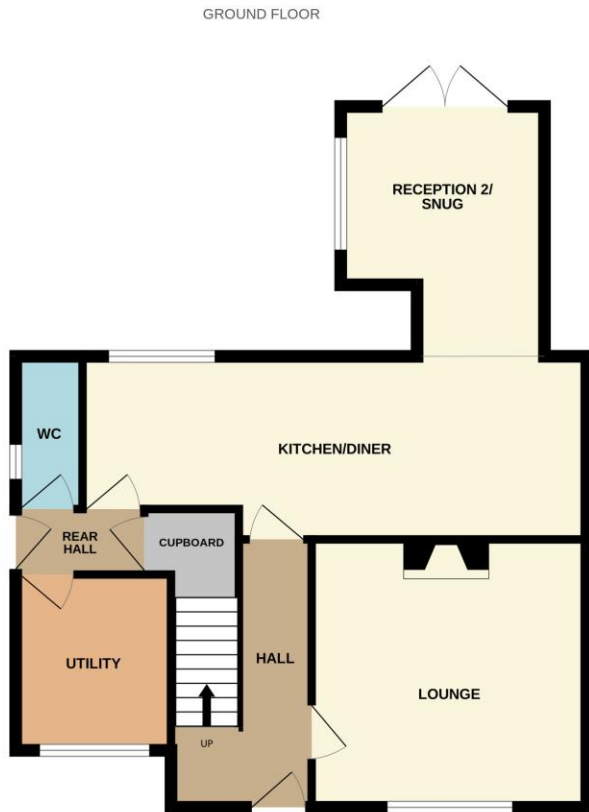
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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1ST FLOOR

