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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Gables, 20 Birch Grove, Spalding PE11 2HL

£425,000 Freehold

- Detached Bungalow
- 3 Bedrooms, En-Suite to the Master
- 2 Reception Rooms, Conservatory
- Double Garage Currently Used as an Office
- No Chain

Superbly appointed and tastefully modernised 3 bedroom detached bungalow in favoured cul-de-sac location with front, side and rear gardens, block paved driveway and detached double garage (currently used as an office). 3 bedrooms (one with en-suite), lounge, dining room, conservatory, breakfast kitchen, utility room and bathroom. No onward chain. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Pair of modern UPVC heritage green French doors opening into:

ENTRANCE PORCH

4' 7" x 2' 9" (1.41m x 0.85m) Tiled floor, recessed ceiling light, part glazed heritage green composite inner door with obscure glazed side panels to:

RECEPTION HALL

15' 9" x 10' 3" (4.81m x 3.13m) maximum Modern coloured vertical column radiator, coved and textured ceiling, ceiling light, smoke alarm, telephone point, door to:



LOUNGE

14' 11" x 17' 11" (4.56m x 5.47m) maximum including UPVC bay window to the front elevation. 2 UPVC side windows, 2 radiators, fitted carpet, coved and textured ceiling light, 2 wall lights, Adams style fireplace with raised hearth.



DINING ROOM

13' 4" x 14' 6" (4.07m x 4.42m) Range of modern fitted furniture comprising base units, drawers, eye level wall cupboards, coved and textured ceiling, ceiling light, radiator, fitted carpet, picture window overlooking and sliding patio doors opening into:



CONSERVATORY

13' 10" x 6' 9" (4.23m x 2.08m) plus 5'10" x 6'11" (1.78m x 2.11m), UPVC double glazed construction with 2 external entrance doors and polycarbonate roof.

FITTED BREAKFAST KITCHEN

19' 5" x 9' 10" (5.92m x 3.02m) Extensive range of modern fitted units comprising base cupboards, eye level wall cupboards, open fronted display shelves, integrated deep storage drawers, integrated dishwasher, double oven and microwave, sink unit with mono block mixer tap, slide out larder unit, peninsular breakfast bar with integrated 4 ring ceramic hob and multi speed ceiling mounted cooker hood above, ceramic floor tiles, radiator, recessed ceiling lights, pair of UPVC rear doors on to the patio, plumbing and space for washing machine, pair of UPVC doors opening into:



UTILITY ROOM

8' 0" x 6' 10" (2.46m x 2.09m) Base cupboards, integrated refrigerator and tumble dryer, UPVC windows to the rear and side elevations, wall light, external entrance door, cupboard housing the gas and electricity meters.

From the Reception Hall an arch leads into:



INNER HALLWAY

11' 9" x 3' 10" (3.60m x 1.19m) minimum Ceiling light, access to loft space, built-in Airing Cupboard, large recessed shelved double storage cupboard, doors arranged off to:

MASTER BEDROOM

13' 11" x 12' 11" (4.26m x 3.94m) Range of 3 double freestanding wardrobes, fitted carpet, radiator, ceiling light, coved cornice, pair of UPVC glazed French doors to the rear and door to:

EN-SUITE SHOWER ROOM

5' 9" x 3' 9" (1.77m x 1.15m) Full width shower cabinet with fitted Mira shower, low level WC with concealed cistern and push button flush, bracket hand basin with vanity storage unit beneath, fully tiled walls, tiled floor, obscure glazed UPVC window, coved and textured ceiling, recessed ceiling lights, second ceiling light.



BEDROOM 2

12' 7" x 12' 11" (3.85m x 3.94m) maximum including UPVC bay window to the front elevation. Coved and textured ceiling, ceiling light, 2 double freestanding wardrobes, fitted carpet, radiator, door recess.

BEDROOM 3

10' 0" x 10' 10" (3.06m x 3.32m) 2 UPVC windows to the front elevation, radiator, coved cornice, freestanding double wardrobe, coved and textured ceiling, ceiling light, radiator.

BATHROOM

9' 1" x 7' 4" (2.77m x 2.25m) Modern four piece suite comprising panelled bath with end mounted mixer tap and shower attachment, independent shower cabinet, low level WC with concealed cistern and push button flush, bracket hand basin set within vanity storage unit, vertical radiator/towel rail, shaver point, coved and textured ceiling, ceiling light, fully tiled walls, tiled floor, wall mounted and base storage cabinets, obscure glazed UPVC window with modern shutter blinds.

GENERAL INFORMATION

The property is extremely well presented throughout, offers versatile accommodation and the majority of windows have fitted blinds.

EXTERIOR

The property occupies an attractive plot with open plan frontage, lawns, shrubs, conifers and bushes. Pathway to the front door, extensive block paved driveway with multiple parking and access to:

DETACHED DOUBLE GARAGE

17' 1" x 17' 7" (5.22m x 5.37m) Presently used as a work from home office. The garage has double electrically operated up and over doors and can be returned to be a garage if required but has been internally plaster boarded and carpeted to provide its current use as a large office. Fitted carpet, UPVC windows to the rear and side elevations, strip lights, access to loft space, electric heater, half glazed UPVC door opening into the garden.

REAR GARDENS

Privately enclosed with lockable gate, lawned garden, gravelled seated area with fitted circular table, extensive paved patio, lean-to store. The rear gardens are approximately south west facing and have outside delights, outside water tap, power sockets. There is a further enclosed private lawned area to the other side of the property with fencing, shrubs and trees.



DIRECTIONS

From the centre of town at the High Bridge proceed along Church Street, take the second right hand turning into Stonegate, continue passing the girls High School and turning left into Matmore Gate. Proceed to the end turning left into Birch Grove and the property is situated on the right hand side.

AMENITIES

Spalding High School, local primary schools and the Tesco Convenience Store are within easy walking distance. The town centre is just over a mile from the property and offers a full 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

COUNCIL TAX BAND E

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: S12010

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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