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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Franklin Drive, Spalding PE11 2GF

£189,950 Freehold

- Semi-Detached House
- 3 Bedrooms
- Lounge and Dining Room
- Driveway
- No Onward Chain

3 bedroom semi-detached house with driveway and enclosed gardens. Gas central heating, UPVC windows. Popular residential location. Lounge, dining room, kitchen, utility room, cloakroom, 3 bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Part glazed front entrance door opening into:

ENTRANCE HALL 7' 7" x 3' 7" (2.33m x 1.10m) Ceiling light, central heating thermostat control, integrated doormat, fitted carpet, staircase off, door to:

CLOAKROOM 5' 8" x 2' 10" (1.74m x 0.88m) Low level WC, corner bracket hand basin, obscure glazed window, consumer unit, ceiling light, radiator.

LOUNGE 13' 0" x 12' 1" (3.97m x 3.70m) UPVC window to the front elevation, fitted carpet, ceiling light, radiator, TV point, coal effect gas fire with decorative surround, telephone point, understairs store cupboard, glazed double door to:

DINING ROOM 10' 9" x 7' 9" (3.28m x 2.38m) French doors to the rear elevation, ceiling light, radiator, laminate flooring, door to:



KITCHEN 7' 5" x 10' 8" (2.28m x 3.26m) Half glazed composite external entrance door, window to the rear elevation, wall mounted Ideal gas fired central heating boiler, range of base cupboards and drawers, eye level wall cupboards, built-in oven, 4 burner gas hob, concealed cooker hood, plumbing and space for washing machine, vinyl floor covering, partial wall tiling, radiator, ceiling lights, window overlooking the garden.

From the Entrance Hall the carpeted staircase rises to:



FIRST FLOOR LANDING Fitted carpet, radiator, access to loft space, smoke alarm, store cupboard with hanging rail, doors arranged off to:

BEDROOM 1 12' 6" x 9' 7" (3.82m x 2.93m) plus large recess, with shelving and twin hanging rails, radiator, UPVC window to the front elevation, ceiling light, fitted carpet.

BEDROOM 2 7' 7" x 8' 10" (2.32m x 2.71m) Fitted carpet, UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 3 7' 7" x 6' 7" (2.32m x 2.02m) UPVC window to the rear elevation, fitted carpet, radiator, ceiling light.



BATHROOM 6' 5" x 6' 2" (1.98m x 1.88m) Panelled bath with mixer tap and shower over with glazed screen, pedestal wash hand basin, low level WC, vinyl floor covering, radiator, obscure glazed UPVC window, extractor fan, ceiling light.

EXTERIOR Occupying a corner plot on the corner of Franklin Drive and Burton Road, the property has an open plan lawned frontage, pathway to the front door, externally mounted gas and electricity meters, vehicular access off Burton Road to a tarmac driveway with parking for 2 to 3 cars. Gated access to the:



ENCLOSED REAR GARDEN Laid to lawn with a paved patio and close boarded timber fencing to the side and rear boundaries.

DIRECTIONS From the centre of Spalding proceed in a westerly direction along Winsover Road, taking the first left hand turning at the traffic lights into St Thomas Road. Proceed without deviation, passing the Grammar School, right down to the end and turn right into Magellan Way. Proceed to the end, turning left and following the road round turning left again into Franklin Drive and the property is situated on the left hand side.



AMENITIES Local schools and the town centre are within easy access. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



TENURE Freehold

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

COUNCIL TAX BAND B

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: S12062

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		