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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



35 Thistle Gardens, Spalding PE11 1HJ

£199,995 Freehold

- Semi-Detached Bungalow
- 2 Bedrooms
- Kitchen Diner
- Gas Central Heating
- Low Maintenance Rear Garden

Modern semi-detached bungalow in convenient town location. UPVC windows, gas central heating. No onward chain. Well proportioned and well presented accommodation including reception hall, kitchen diner, lounge, 2 bedrooms and bathroom. Enclosed low maintenance garden, off-road parking for 2 cars.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION External electric light, part glazed composite front entrance door opening into:

RECEPTION HALL 18' 0" x 4' 11" (5.49m x 1.52m) maximum Access to loft space, 2 ceiling lights, doorbell chime, smoke alarm, radiator, wood grain effect vinyl floor covering, built-in Airing Cupboard, doors arranged off to:

KITCHEN DINER 13' 6" x 8' 7" (4.12m x 2.63m) Range of modern units comprising base cupboards and drawers, three quarter height provision cupboard and eye level wall cupboards above and below the roll edged worktops with inset one and a quarter bowl stainless steel sink unit with mono block mixer tap, wall mounted Glow Worm gas fired central heating boiler,





built-in Hotpoint electric oven, Zanussi 4 burner gas hob and Bosch multi speed cooker hood, plumbing and space for washing machine, further appliance space, ceramic floor tiles, consumer unit, recessed ceiling lights, pendant light fitment, UPVC window to the front elevation.

LOUNGE 12' 9" x 12' 6" (3.91m x 3.83m) maximum Radiator, ceiling light, UPVC rear window, pair of UPVC glazed French doors to the rear elevation.



BEDROOM 1 13' 1" x 9' 4" (4.01m x 2.87m) including recess double wardrobe with hanging rail and shelf. UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 2 11' 10" x 7' 7" (3.62m x 2.33m) UPVC window to the front elevation, radiator, ceiling light.



BATHROOM 7' 11" x 6' 11" (2.42m x 2.13m) maximum Three piece suite comprising panelled bath with hand grips, mixer tap and shower attachment with partially tiled surround, low level WC, pedestal wash hand basin, radiator, vinyl floor covering, extractor fan, recessed ceiling lights.

EXTERIOR The property has an open plan frontage with gravel and slabs, off-road parking for 2 vehicles, outside light, externally accessed gas and electricity meters, hand gate leading to:

ENCLOSED GARDENS Approximately triangular in shape and designed for ease of maintenance being hard landscaped primarily laid to gravel with a paved patio and pathways. Close boarded timber fencing to the side and rear boundaries, external electric light.

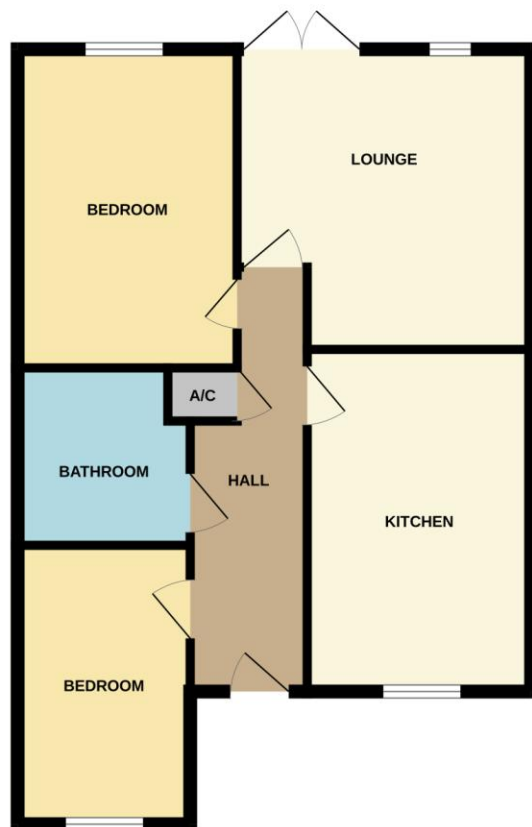


DIRECTIONS From the centre of Spalding proceed in an westerly direction along Winsover Road, over the level crossing, then take the second right hand turning (with Gibbons Cycles on the corner) into West Parade. Take the first right hand turning into Thistle Gardens, follow the road right round to the end of the cu-de-sac to the subject property.

AMENITIES The town centre is within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



GROUND FLOOR



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. Made with Metagis 62002.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

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

COUNCIL TAX BAND 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: S12092

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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