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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



11 Anson Court, Market Deeping PE6 8AU

£155,000 Freehold

- 2 bedroom Semi-Detached House
- Electric Heating
- Allocated Parking
- No Chain
- Viewing Recommended

2 bedroom semi-detached property ideal for a first time buyer. Situated in the popular town of Market Deeping. Accommodation comprising entrance hallway, NEWLY REFITTED kitchen and lounge to the ground floor; 2 bedrooms and shower room to the first floor. Allocated parking, enclosed rear gardens. No chain.

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ACCOMMODATION Open porch with lighting door to storage room, obscured leaded UPVC double glazed door leading into:

ENTRANCE HALLWAY 6' 2" x 11' 9" (1.90m x 3.59m) Textured ceiling, centre light point, smoke alarm, BT point, electric storage heater, vinyl plank floor covering, staircase rising to the first floor, understairs storage cupboard. Door into:

KITCHEN (NEWLY REFITTED) 8' 2" x 11' 1" (2.49m x 3.38m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, electric wall heater, vinyl plank floor covering, fitted with a range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset stainless steel



sink with mixer tap, integrated stainless steel fan assisted electric oven, integrated ceramic hob, integrated stainless steel canopy extractor hood over, plumbing and space for washing machine, space for fridge freezer, square arch into the Lounge.

From the Entrance Hallway a door leads into:

LOUNGE 9' 2" x 14' 9" (2.80m x 4.50m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, textured ceiling, centre light point, electric storage heater, electric wall panel heater, TV point.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING Textured ceiling, centre light point, smoke alarm, storage cupboard off housing hot water cylinder with slatted shelving, access to loft space, door into:

MASTER BEDROOM 9' 2" x 14' 9" (2.81m x 4.51m) UPVC double glazed window to the rear elevation, full UPVC obscured double glazed window to the rear elevation, textured ceiling, centre light point, extractor built into roof, electric wall heater.

BEDROOM 2 7' 8" x 8' 10" (2.34m x 2.71m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, extractor built into roof, electric wall heater, storage cupboard off with shelving.

SHOWER ROOM 5' 6" x 8' 5" (1.68m x 2.57m) Obscured UPVC double glazed window to the front elevation, textured ceiling, centre light point, extractor fan, electric wall heater, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and splashback with wall mirror, fully enclosed shower cubicle with glass sliding doors with fitted Triton power shower over.

EXTERIOR Paved pathways and gravelled fore garden. Side wooden gate leading to paved pathways and patio with the garden being mainly laid to lawn with fenced boundaries to both sides and to the rear elevation, access gate to the rear.

DIRECTIONS From the centre of Spalding at the High Bridge proceed in a southerly direction along the western side of the River Welland along London Road and continue without deviation to Little London. At the 'T' junction turn right, proceed through Little London and Spalding Common to the 'T' junction turning right on to Littleworth Drove A1175 and proceed for 8.3 miles to the North Field Road roundabout, take the first exit onto Northfield Road, turn right onto Wellington Way and then right onto Anson Court.



TENURE Freehold

SERVICES Mains water, electricity and drainage.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S12063

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		