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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



60 London Road, Spalding PE11 2TN

£149,950 Freehold

- 3 Bedrooms
- No Chain
- Garage (Within a Block)
- Gas Central Heating
- Viewing Recommended

Terraced town house overlooking the River Welland within easy walking distance of Spalding town. 3 bedrooomed accommodation, UPVC windows, gas central heating, enclosed rear garden, garage (within a block).

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Composite front entrance door opening into:

ENTRANCE PORCH 3' 10" x 2' 11" (1.18m x 0.91m) Ceiling light, recessed doors cupboard with hanging rail, door to:

LOUNGE 15' 6" x 12' 4" (4.73m x 3.78m) measured to edge of staircase. Understairs store cupboard, coved and textured ceiling, ceiling light, Georgian style UPVC bay window to the front elevation with display sill, radiator, 2 wall lights, fireplace with electric fire, staircase off, doorbell chime, door to:

KITCHEN DINER 15' 1" x 8' 0" (4.60m x 2.44m) Range of base cupboards and drawers, roll edged worktops, one and a quarter bowl sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, built-in electric double oven, gas hob, plumbing and space for washing



machine, further appliance space, eye level wall cupboards, wall cupboard housing the Glow Worm gas fired central heating boiler, fluorescent strip light, radiator, a textured ceiling, UPVC rear window and half glazed UPVC external entrance door.

From the corner of the Lounge the staircase rises to:

FIRST FLOOR LANDING Access to loft space, ceiling light, built-in Airing Cupboard, store cupboard, doors arranged off to:

BEDROOM 1 11' 9" x 9' 0" (3.59m x 2.75m) Georgian style UPVC window to the front elevation, radiator, textured ceiling, ceiling light, recessed store cupboard with shelving.

BEDROOM 2 9' 2" x 9' 2" (2.80m x 2.80m) Textured ceiling, ceiling light, radiator, recessed single wardrobe.

BEDROOM 3 6' 10" x 5' 11" (2.09m x 1.81m) Georgian style UPVC window to the front elevation, ceiling light, radiator.

BATHROOM 5' 7" x 5' 5" (1.72m x 1.66m) Modern three piece suite comprising panelled bath with end mounted mixer tap and shower over, pedestal wash hand basin, low level WC, partial wall tiling, ceiling light, radiator, obscure glazed UPVC window.

EXTERIOR There is a small gravelled area to the front of the property with post and chain link fence.

ENCLOSED REAR GARDEN Lawned area, pathway and border, close boarded timber fencing to the side and rear boundaries. A gate within the rear fence leading to a rear pedestrian access leading to:

GARAGE Situated in an adjacent block.

SERVICES Mains water, gas, electricity and drainage. Gas central heating (Glow Worm boiler located in the Kitchen).

DIRECTIONS From the centre of Spalding at the High Bridge proceed along London Road and the property is situated on the right hand side just after the turning into Water Lane.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S12083

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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