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13 St Andrews Road, Spalding PE11 2SH

£235,000 Freehold

- Popular Location
- 3 Bedrooms
- No Onward Chain
- Gas Central Heating
- Single Garage

3 bedroom detached property situated on the edge of town location. Accommodation comprising entrance hallway, lounge diner, kitchen, sun room, 3 bedrooms and bathroom. Mature gardens to the front, multiple off-road parking, enclosed rear garden. No Chain. Requires modernisation.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Open porch with lantern lighting and through an obscure leaded UPVC double glazed door with matching full length obscured glazed panel to the side leading into:

ENTRANCE HALLWAY 6' 0" x 14' 6" (1.83m x 4.43m) Centre light point, smoke alarm, single radiator, BT point, staircase rising to first floor, central heating controls, wooden obscured glazed door into:

LOUNGE 12' 4" x 12' 8" (3.76m x 3.87m) UPVC double glazed window to the front elevation, centre light point, double radiator, TV point, fitted gas coal effect fire with wooden surround, square arch into:

DINING ROOM 9' 10" x 11' 5" (3.0m x 3.48m) UPVC double glazed window to the rear elevation, centre light point, double radiator, wooden obscured glazed door into Kitchen.



KITCHEN 8' 7" x 9' 8" (2.63m x 2.96m) Wooden door leading back into Entrance Hallway, skimmed ceiling, centre light point, UPVC double glazed window to the rear elevation, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter stainless steel bowl sink with mixer tap, space for gas cooker. Understairs storage cupboard.

WALK-IN LARDER 4' 11" x 4' 2" (1.51m x 1.29m) Skimmed ceiling, centre light point, fitted shelving.

From the Kitchen an obscured wooden glazed door leading into:

SUN ROOM 8' 0" x 6' 5" (2.46m x 1.96m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to the side and rear elevations, obscured UPVC double glazed door to the rear elevation, storage cupboard off.

From the Entrance Hallway the staircase rises to:

GALLERIED LANDING 7' 6" x 8' 11" (2.29m x 2.74m) UPVC double glazed window to the side elevation, centre light point, access to loft space, smoke alarm, door to:

BEDROOM 1 11' 1" x 13' 3" (3.38m x 4.05m) UPVC double glazed window to the front elevation, centre light point, radiator.

BEDROOM 2 11' 0" x 11' 0" (3.37m x 3.36m) UPVC double glazed window to the rear elevation, centre light point, radiator, oak effect laminate flooring, storage cupboard off housing gas boiler.

BEDROOM 3 8' 0" x 7' 7" (2.45m x 2.33m) UPVC double glazed window to the front elevation, centre light point, radiator.

FAMILY BATHROOM 6' 9" x 7' 4" (2.06m x 2.26m) Obscured UPVC double glazed window to the rear elevation, centre light point, stainless steel heated towel rail, part tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below, bath with fitted mixer tap.

EXTERIOR There is a lawned front garden with a wide range of mature shrubs and trees with gated access to the side elevation. Concrete driveway providing off-road parking for vehicles and leading to:

ATTACHED GARAGE 8' 1" x 16' 9" (2.48m x 5.12m) Up and over door, power and lighting, work bench, strip lighting, electric consumer unit board, gas meter.

To the side of the property there is a wrought iron gated access to:

REAR GARDEN Patio, cold water tap, external lighting. Mainly laid to lawn with a wide range of mature shrub and tree borders, wooden garden shed.

DIRECTIONS From the centre of Spalding at the High Bridge proceed in a southerly direction along the west bank of the River Welland along London Road, continuing up to the T junction, turn right into Little London, then immediately right into Hawthorn Bank. Turn right into St Andrews Road, follow the road down where the property is located on the left hand side.

AMENITIES Little London has a general stores, public house, builders merchants etc. The town centre is just over a mile away offering a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



Awaiting floorplan

Awaiting EPC

TENURE Freehold

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

COUNCIL TAX BAND C

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: S12016

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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