

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



55 Sayers Crescent, Wisbech St Mary PE13 4AS

£180,000 Freehold

- Modern Semi-Detached House
- Two Bedrooms
- Upstairs Bathroom & Downstairs Cloakroom
- Enclosed Gardens
- Internal Viewing Recommended!

Modern (2016) 2 bedroom semi detached house in a popular village cul-de-sac close to nearby school & amenities offering lounge, kitchen/diner, downstairs cloakroom, upstairs bathroom, enclosed garden, off road parking, upvc double glazing & LPG central heating. Internal viewing recommended!

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION COMPRISES: Porch canopy over upvc double glazed front entrance door into:

HALLWAY: Tiled floor.

LOUNGE: 13'4 x 9'6 (4.06m x 2.91m) min
Upvc double glazed French doors with side windows to the rear.
Radiator. Stairs to the first floor.

KITCHEN/DINER:

12'10 x 8'8 (3.93m x 2.65m) min – excluding bay
Dual aspect with upvc double glazed bay window to the front plus upvc double glazed window to the rear. Fitted modern base units with work tops over and matching wall units. Integrated oven, hob, extractor and dishwasher. Inset sink and drainer with mixer tap. Space for fridge/freezer and washing machine. Tiled splash backs. Tiled floor. Wall mounted LPG boiler. Electric consumer unit. Radiator.



DOWNSTAIRS CLOAKROOM:

Upvc double glazed window to the front. Fitted white wc and hand basin with tiled splash back. Radiator. Tiled floor.

FIRST FLOOR LANDING:

2 Upvc double glazed windows to the front. Built in airing cupboard.

BEDROOM 1

12'11 x 7'10 (3.95m x 2.40m)

Dual aspect with upvc double glazed windows to the front and rear. Radiator.

BEDROOM 2

9'7 x 7'9 (2.92m x 2.37m) max

Upvc double glazed window to the rear. Radiator. Built in double wardrobe. Loft access.

BATHROOM:

Upvc double glazed window to the rear. Fitted modern white wc, hand basin and bath with shower mixer tap. Radiator. Tiled splash backs. Tiled floor.

OUTSIDE:

FRONT/SIDE/PARKING:

Slate chipped low maintenance garden area across the front of the property with inset pathway to the front entrance door. Outside light. Block paved shared driveway serving this and the neighbouring property to the right leading to the side of the property where there is a gravel off road parking area belonging to this property (on a separate title deed) which also houses LPG tank and storage shed. Pathway at the side with tall wooden hand gate to the rear garden.

REAR:

Enclosed by wooden fencing with tall wooden hand gate to the side & parking area. Paved patio area and pathway across the rear of the property and extending to one side of the garden. Lawned area to the other side with raised timber edged flower bed. Slate chipped border. Outside lighting. Outside tap. Outside power points.

DIRECTIONS

From Wisbech Freedom Bridge roundabout take the Nene Quay exit signposted Peterborough. At the first set of traffic lights turn right over the bridge. Turn immediately left onto North Brink, continuing left at the traffic light junction and follow the road right into Barton Road. Continue to Wisbech St Mary. Turn right into Station Road. Turn left into Church Road. Turn right into Sayers Crescent where the property is located.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

TENURE Freehold

SERVICES Mains Water, Electricity and Drainage. LPG 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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17652

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

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 E: spalding@longstaff.co.uk
www.longstaff.co.uk

