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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



29 Knipe Avenue, Spalding PE11 2YE

£159,995 Freehold

- Ideal First Time Buy/Investment
- 2 Double Bedrooms
- Bathroom with Four Piece Suite
- No Chain
- Allocated Parking and Enclosed Rear Garden

Well presented semi-detached property situated close to the town centre. Accommodation comprising entrance lobby, lounge, kitchen diner, 2 double bedrooms and bathroom. 2 allocated parking spaces, mature enclosed rear gardens. No chain.

SPALDING 01775 766766 BOURNE 01778 420406

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

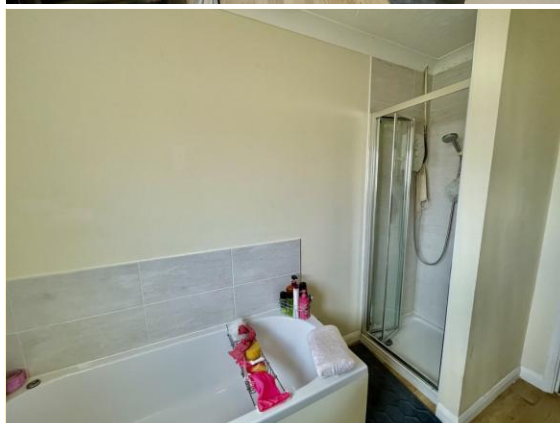


ACCOMMODATION Storm porch with lighting and through an obscure UPVC double glazed door leading into:

ENTRANCE LOBBY 5' 2" x 4' 5" (1.60m x 1.35m) Coved and textured ceiling, centre light point, central heating thermostat, radiator, BT point, staircase rising to first floor, door to:

LOUNGE 12' 9" x 17' 4" (3.90m x 5.30m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, smoke alarm, dado rail, radiator, TV point, door into:

KITCHEN DINER 10' 10" x 15' 11" (3.31m x 4.86m) 2 UPVC double glazed windows to the rear elevation, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre strip light, centre light point, radiator, fitted with a wide range of base, eye level and drawer units, work



surfaces over, tiled splashbacks, plumbing and space for washing machine, space for further appliance, inset one and a quarter bowl stainless steel sink with mixer tap, integrated ceramic Lamona electric hob, extractor hood over, integrated stainless steel fan assisted electric oven, cupboard housing Viessman boiler, storage cupboard off.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING Coved and textured ceiling, centre light point, smoke alarm, access to loft space, door to:

BEDROOM 1 15' 10" at the widest point x 13' 5" (4.84m at the widest point x 4.11m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, storage cupboard off housing hot water cylinder with slatted shelving.

BEDROOM 2 8' 11" x 14' 0" (2.73m x 4.27m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM 6' 9" x 10' 1" (2.06m x 3.08m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, vinyl plank flooring, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and fully tiled shower cubicle with fitted electric Triton shower over.

EXTERIOR 2 allocated parking spaces.

Wooden side access gate leading into rear garden. Lantern lighting, garden shed.

REAR GARDEN Extensive lighting, mainly laid to lawn with patio and shrub borders, fenced boundaries to both sides and rear elevations. Cold water tap.

DIRECTIONS Leave town along Winsover Road, turn left into St. Thomas Road, right into Green Lane and then left into Knipe Avenue.

AMENITIES Spalding has a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The town centre is within an easy walk. Peterborough is 19 miles to the south having a fast train with London's Kings Cross minimum journey time 46 minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electricity, water 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: S12002

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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