

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



121 Chestnut Avenue, Spalding PE11 2LQ

£127,500 Freehold

- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating (New Boiler approx 3 Years Ago)
- Generous Sized Garden
- Viewing Recommended

3 bedroom semi-detached property situated close to the town, primary and secondary schools. Accommodation comprising entrance hallway, 2 reception rooms, kitchen, rear lobby with cloakroom and storage room to the ground floor; 3 bedrooms and bathroom to the first floor. Enclosed rear gardens.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Obscured UPVC double glazed door with further UPVC double glazed window to the side leading into:

ENTRANCE HALLWAY 5' 7" x 9' 3" (1.72m x 2.82m) Skimmed ceiling, centre light point, smoke alarm, double radiator, coat rail, understairs storage area, door to:

RECEPTION ROOM 1 11' 2" x 16' 9" (3.42m x 5.13m) UPVC double glazed window to the front and rear elevations, skimmed and coved ceiling, centre light point, double radiator, TV point, feature brick fire surround with tiled hearth.

From the Entrance Hallway a further door leads into:

RECEPTION ROOM 2 11' 9" x 10' 9" (3.60m x 3.28m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, BT point. Door opening into:

KITCHEN 6' 8" x 11' 2" (2.05m x 3.41m) UPVC double glazed window to the rear elevation, wood panelled ceiling, centre strip light, quarry tiled floor, fitted with a range of base and drawer units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, space for gas cooker and plumbing and space for washing machine, space for fridge freezer, wall



mounted Worcester gas boiler (fitted approximately 3 years ago), door to:

WALK-IN LARDER With shelving.

From the Kitchen a wooden obscured door to the rear elevation leading into:

REAR LOBBY 10' 10" x 8' 3" (3.31m x 2.54m) UPVC double glazed window and door to both side elevations, storage cupboard off with lighting ideal for freezer room, further door leading into:

CLOAKROOM Obscured UPVC double glazed window to the side elevation, fitted with a low level WC, further door leading into:

STORAGE ROOM 7' 2" x 10' 1" (2.20m x 3.08m) UPVC double glazed window to the side elevation, fitted freestanding sink with base unit and taps.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING 3' 8" x 9' 0" (1.14m x 2.75m) 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, centre light point, door into:

FAMILY BATHROOM 6' 11" x 8' 9" (2.13m x 2.68m) Obscured UPVC double glazed window to the side elevation, textured ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with shower mixer tap. Storage cupboard off with shelving.

BEDROOM 1 10' 9" x 15' 6" (3.30m x 4.74m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, inset storage cupboard with hanging rail and shelving.

BEDROOM 2 12' 3" x 13' 9" (3.75m x 4.21m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, storage cupboard off.

BEDROOM 3 6' 11" x 11' 1" (2.11m x 3.38m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

EXTERIOR Dwarf brick wall to the front, gravelled area to the front of the property with paved pathway leading to the front door.

REAR GARDEN

Patio area, mainly laid to lawn with a wide range of mature shrub and tree borders and further fruit trees, fenced boundary to the side and to the rear elevation.

GENERAL INFORMATION There was a claim for the front of the property - small subsidence which has been rectified and there is documentation for this.

DIRECTIONS From the Agents Offices proceed along New Road continue straight on at the traffic lights into Westlode Street and at the end turn left into Albion Street. Proceed alongside the river to the traffic lights and take the fourth exit returning along the other side of the river along Commercial Road. Turn left just before the one way system into Albert Street, then first left into Chestnut Avenue. Follow the road to the crossroads and proceed straight over into the continuation of Chestnut Avenue.

Awaiting floorplan

Awaiting EPC

TENURE Freehold

SERVICES Mains water, electricity 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

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: S12097

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: s.spalding@longstaff.co.uk
www.longstaff.co.uk