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69 Stonegate, Spalding PE11 2PH

£195,000 Freehold

- Detached Bungalow
- Requires Updating
- 3 Bedrooms
- Off Road Parking
- Workshop

Individual 3 bedroom detached bungalow situated close to the town in a popular location. Accommodation comprising entrance hallway, lounge, dining room/bedroom 3, 2 further double bedrooms, wash room, bathroom, kitchen/breakfast room, sun room. Mature gardens to the rear, off-road parking to the front. No chain.







ACCOMMODATION Wooden obscured glazed door leading into:

ENTRANCE HALLWAY 4' 1" x 28' 6" (1.26m x 8.69m) Centre light point, smoke alarm, access to loft space, radiator, BT point, picture rail, fitted coat rail, door into:

RECEPTION ROOM 1 12' 7" x 16' 6" (3.85m x 5.05m) UPVC double glazed bay window to the front elevation, textured ceiling, centre light point, picture rail, 3 double radiators, fireplace with tiled hearth and open grate, fitted shelving into recess.

RECEPTION ROOM 2/BEDROOM 3 12' 6" x 11' 3" (3.83m x 3.43m) UPVC double glazed window to the side elevation, UPVC double glazed French doors to the front elevation, double radiator, skimmed ceiling, centre light point, picture rail, double radiator, fireplace with tiled hearth and open grate.











BEDROOM 1 12' 3" x 12' 9" (3.75m x 3.91m) UPVC double glazed window to the side elevation, textured ceiling, centre light point, double radiator, wall mounted Ideal gas boiler.

BEDROOM 2 12' 0" x 12' 3" (3.68m x 3.74m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, double radiator, wardrobes fitted into recess.

WASH ROOM 2' 9" x 4' 5" (0.86m x 1.35m) Obscured UPVC double glazed window to the side elevation, wooden flooring, plumbing and space for washing machine.

SHOWER ROOM 6' 10" x 7' 8" (2.1m x 2.36m) Obscured UPVC double glazed window to the side elevation, wooden ceiling, centre light point, fully tiled walls, double radiator, wall mounted electric heater, fitted with a four piece suite comprising low level WC, bidet, pedestal wash hand basin with mixer tap and wall mirror over with lighting, fully tiled shower enclosure with fitted thermostatic shower over.

WALK-IN PANTRY 4' 2" x 6' 8" (1.29m x 2.05m) Wooden glazed window to the rear elevation, skimmed ceiling, centre light point, shelving, quarry tiled flooring.

KITCHEN BREAKFAST ROOM 10' 0" x 12' 5" (3.07m x 3.80m) UPVC double glazed window to the side and rear elevations, obscured wooden glazed door to the rear elevation, skimmed ceiling, centre light point, range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated Neff stainless steel fan assisted oven, integrated gas hob, fitted storage cupboard housing hot water cylinder, further storage cupboard off. Wooden glazed door into:

SUN ROOM 8' 2" x 12' 2" (2.51m x 3.71m) Heat resistant polycarbonate roof, fitted wall light, power sockets, UPVC double glazed French doors to the rear elevation, UPVC double glazed door to the side elevation, door into:

BRICK BUILT WORKSHOP 6' 4" x 9' 7" (1.94m x 2.93m) Fitted lighting, power points.

EXTERIOR Block paved driveway providing off-road parking. Gravelled area with mature shrubs and trees (potential for further parking). Block paved pathways leading into:

REAR GARDEN Paved area ideal for patio, lighting, cold water tap, 2 wooden garden sheds, mainly laid to lawn with shrubs and trees, vegetable area.

DIRECTIONS From the centre of Spalding at the High Bridge proceed along Church Street, veering left into Halmergate, then take a right hand turning into Stonegate where the property is situated on the left hand side.

AMENITIES The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet , Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

AGENTS NOTE The valuer has seen internal cracking in the hallway but no survey has been carried out.

Awaiting floorplan

Awaiting EPC

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas 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
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Ref: S12154
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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