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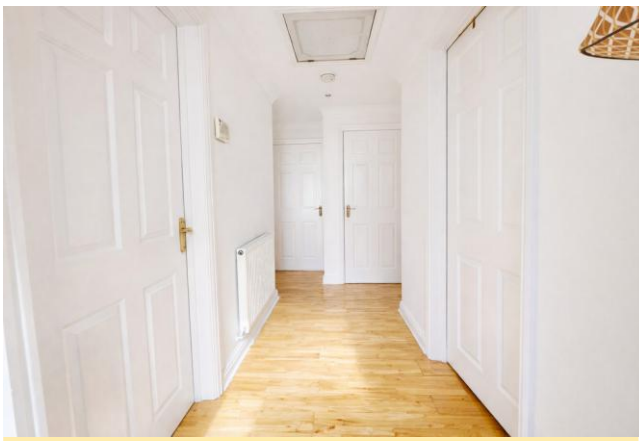
2 Swift Court, Spalding PE11 2FZ

£210,000 Freehold

- Detached 2 Bedroom Bungalow
- Recently Refitted Shower Room
- No Onward Chain
- Off Road Parking, Single Garage
- Viewing Recommended

Superbly presented 2 bedroom detached bungalow situated on a private roadway. Accommodation comprising entrance hallway, lounge, kitchen diner, recently refitted shower room and 2 double bedrooms. Enclosed rear gardens. Multiple off-road parking, garage. Gas central heating. No onward chain.







ACCOMMODATION To the side of the property there is an open porch with out lighting and composite obscured double glazed door leading into:

ENTRANCE HALLWAY 6' 9" x 14' 4" (2.07m x 4.38m) skimmed and coved ceiling, inset LED lighting, smoke alarm, access to loft space, electric consumer unit board, coat rail, radiator, solid oak flooring, storage cupboard off housing hot water cylinder with slatted shelving. Door into:

MASTER BEDROOM 10' 5" x 11' 2" (3.18m x 3.42m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, TV point, telephone point, radiator.

BEDROOM 2 10' 5" x 10' 11" (3.19m x 3.35m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, oak effect laminate flooring.











SHOWER ROOM (RECENTLY REFITTED) 6' 7" x 5' 4" (2.02m x 1.63m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED downlighters, extractor fan, shaver point, full length heated towel rail. Fitted with a three piece suite comprising high rise WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shower cubicle with fitted rainfall shower head and shower attachment tap,

LOUNGE 11' 7" x 18' 0" (3.55m x 5.50m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, solid oak flooring, TV point, telephone point, double radiator, feature fireplace with wooden surround, marble insert and hearth with fitted coal effect gas fire.

KITCHEN DINER 9' 10" x 14' 3" (3.0m x 4.35m) UPVC double glazed window to the front elevation, composite double glazed door to the side elevation, skimmed ceiling, inset downlighters, tiled flooring, radiator, central heating controls, fitted Vaillant gas boiler, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset enamel one and a quarter bowl sink with swan mixer tap, plumbing and space for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, integrated stainless steel gas hob, integrated double fan assisted stainless steel oven, extractor hood over.

EXTERIOR The property is situated along on a private roadway, the garden to the front is laid to lawn with a wide range of mature shrub and tree borders. Cold water tap, external lighting. Access to both sides of the property to the rear.

To the side there is a tarmacadam driveway leading on to block paved driveway.

GARAGE 8' 3" x 18' 2" (2.52m x 5.55m) Up and over door, power and lighting, storage into eaves, separate electric consumer unit.

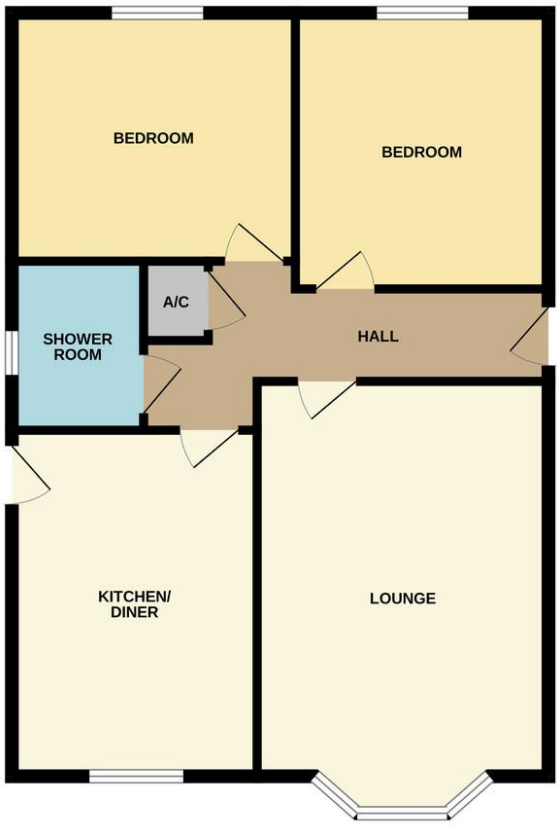
REAR GARDEN Predominantly laid to lawn with a wide of mature shrub and tree borders, paved patio, fenced boundaries to the side and rear elevations.

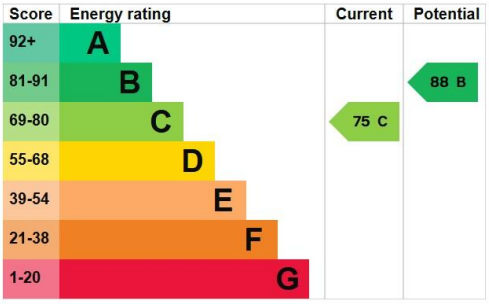
DIRECTIONS Leave Spalding along the Town Bridge and carry straight on into Church Street. Bear left then turn immediately right into Stonegate and continue into Clay Lake. Bear right and turn left into Riverside Park. Swift Court is a turning on the left hand side and the property is situated on the right hand side.

AMENITIES The town has a wide range of shopping, banking, leisure, commercial and educational 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's Kings Cross (minimum journey time 50 minutes).

DISCLAIMER Under the Estate Agents Act 1979 we are obliged to declare that the sellers of this property are related to an employee of Longstaff Estate Agents.

GROUND FLOOR





TENURE Freehold

SERVICES All Mains

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: S11972
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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