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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Heron Way, Spalding PE11 2FT

£140,000 Freehold

- 2 Allocated Parking Spaces
- Downstairs Cloakroom
- 2 Bedrooms
- Rear Garden
- Ideal First Time Buy/Investment

2 bedroom mid-terraced property situated on the edge of town. Entrance hallway, cloakroom, kitchen, lounge, 2 bedrooms and bathroom. Enclosed rear garden, 2 allocated parking spaces. Gas central heating. No chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

OPEN PORCH

Composite obscured glazed door leading into:

ENTRANCE HALLWAY

4' 2" x 6' 10" (1.28m x 2.10m) Skimmed ceiling, inset LED lighting, smoke alarm, radiator, BT point, door into:

CLOAKROOM

3' 7" x 6' 1" (1.10m x 1.86m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, coat rail, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Entrance Hallway a door leads into:



KITCHEN

6' 0" x 9' 11" (1.84m x 3.04m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, fitted with a range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge, integrated Candy 4 ring gas hob, integrated Beko fan assisted electric oven, electric consumer unit board.

From the Entrance Hallway a door leads into:

LOUNGE

11' 6" x 15' 11" (3.52m x 4.87m) UPVC double glazed window to the rear elevation, composite double glazed door to the rear elevation, skimmed ceiling, 2 centre light points, TV point, double radiator, central heating thermostat, understairs storage cupboard with coat rail, staircase rising to:

FIRST FLOOR LANDING

6' 7" x 11' 5" (2.02m x 3.50m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, radiator, door to:

BEDROOM 1

11' 6" at the widest point x 9' 11" (3.53m at the widest point x 3.04m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, BT point, storage cupboard off housing hot water cylinder and slatted shelving, double wardrobe fitted into recess.

BEDROOM 2

7' 7" x 11' 6" (2.33m x 3.53m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, TV point, access to loft space, wardrobe fitted into recess.

BATHROOM

6' 0" x 6' 7" (1.85m x 2.02m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted thermostatic shower over.

EXTERIOR

2 allocated parking spaces, gravelled frontage, paved pathways.

REAR GARDEN

Raised patio, gravelled area, mainly laid to lawn. Wooden access gate to the rear. Fenced boundaries.

DIRECTIONS

From the High Bridge proceed along Church Street taking the second right hand turning into Stonegate. Proceed along this road continuing into Clay Lake and following the bend to the right then taking the first left hand turning into Riverside Park. Turn left again into Heron Way.

AMENITIES

Spalding town centre is approximately 3/4 mile from the property and offers a wide range of shopping, leisure, banking, commercial and educational facilities. There is a convenience store along with the Spalding High School for girls and primary school within easy walking distance of the property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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: S11890

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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