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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



19 Clydesdale Crescent, Spalding PE11 3GQ

£318,000 Freehold

- Immaculately Presented Modern Bungalow
- South Facing Rear Gardens
- 3 Bedrooms (one with En-Suite)
- Driveway and Garage
- Favoured Cul-de-Sac Location

Immaculately presented 3-bedroom detached bungalow with UPVC windows, doors and fascias, gas central heating, driveway and garage. Popular cul-de-sac convenient for local amenities and the town centre. Delightful south facing rear gardens. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Recessed storm porch with external electric light and tiled step, part glazed UPVC front entrance door opening into:

L SHAPED RECEPTION HALL

11' 0" x 4' 0" (3.36m x 1.24m) plus 8'2" x 4'3" (2.50m x 1.31m), fitted carpet, recessed ceiling lights, coved cornice, access to loft space, smoke alarm, radiator, doors arranged off to:

LOUNGE

20' 9" x 10' 11" (6.33m x 3.33m) plus large walk-in UPVC bay window to the front elevation. Coved cornice, pendant light fitment, 3 radiators, TV point, modern electric fire with decorative surround and raised hearth, direct access into:

DINING ROOM

13' 11" x 9' 2" (4.25m x 2.81m) Coved cornice, radiator, pendant light fitment, glazed UPVC French doors to the rear elevation, door leading off to:



FITTED BREAKFAST KITCHEN

11' 10" x 11' 11" (3.62m x 3.65m maximum) Roll edged worktops, range of modern fitted shaker style units comprising base cupboards and drawers, one and a quarter bowl single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, electric oven, 4 ring ceramic hob with fitted splashback and multi speed cooker hood, integrated fridge freezer, plumbing and space for washing machine, 2 person dishwasher, tiled floor, coved and textured ceiling, ceiling light, radiator, Carbon Monoxide alarm. UPVC window, part obscure glazed UPVC door to the rear elevation, radiator, part glazed door returning to the Reception Hall.

USEFUL STORE CUPBOARD/BOILER ROOM

Wall mounted Viessmann gas fired central heating boiler and shelving.

Also from the Reception Hall further doors are arranged off to:

BEDROOM 1

10' 6" x 12' 7" (3.22m x 3.85m) Coved and textured ceiling, ceiling light, radiator, UPVC window to the rear elevation, door to:

EN-SUITE SHOWER ROOM

8' 7" x 2' 11" (2.64m x 0.91m) Shower cabinet with fitted shower unit, low level WC with push button flush, hand basin with mixer tap and vanity storage cupboard beneath, fully tiled walls, tiled floor, coved and textured ceiling, ceiling light, extractor fan, vertical radiator/towel rail, obscure glazed UPVC window.

BEDROOM 2

9' 3" x 12' 5" (2.82m x 3.80m) UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

BEDROOM 3

9' 6" x 7' 9" (2.92m x 2.38m maximum) UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

BATHROOM

8' 11" x 4' 9" (2.73m x 1.47m) Three piece suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC, fully tiled walls around the bath and hand basin area, obscure glazed UPVC window, coved and textured ceiling, ceiling light, extractor fan, vertical radiator/towel rail.



EXTERIOR

The frontage of the property has been designed for ease of maintenance with attractive gravelled areas with stone trimming and a gravelled driveway giving access to:

BRICK GARAGE

18' 10" x 9' 1" (5.75m x 2.77m) Brick construction with a pitched roof, concrete floor, up and over door, personnel door, window, power and lighting.

Gated access between the bungalow and the garage leading round to:

ESTABLISHED SOUTH FACING REAR GARDENS

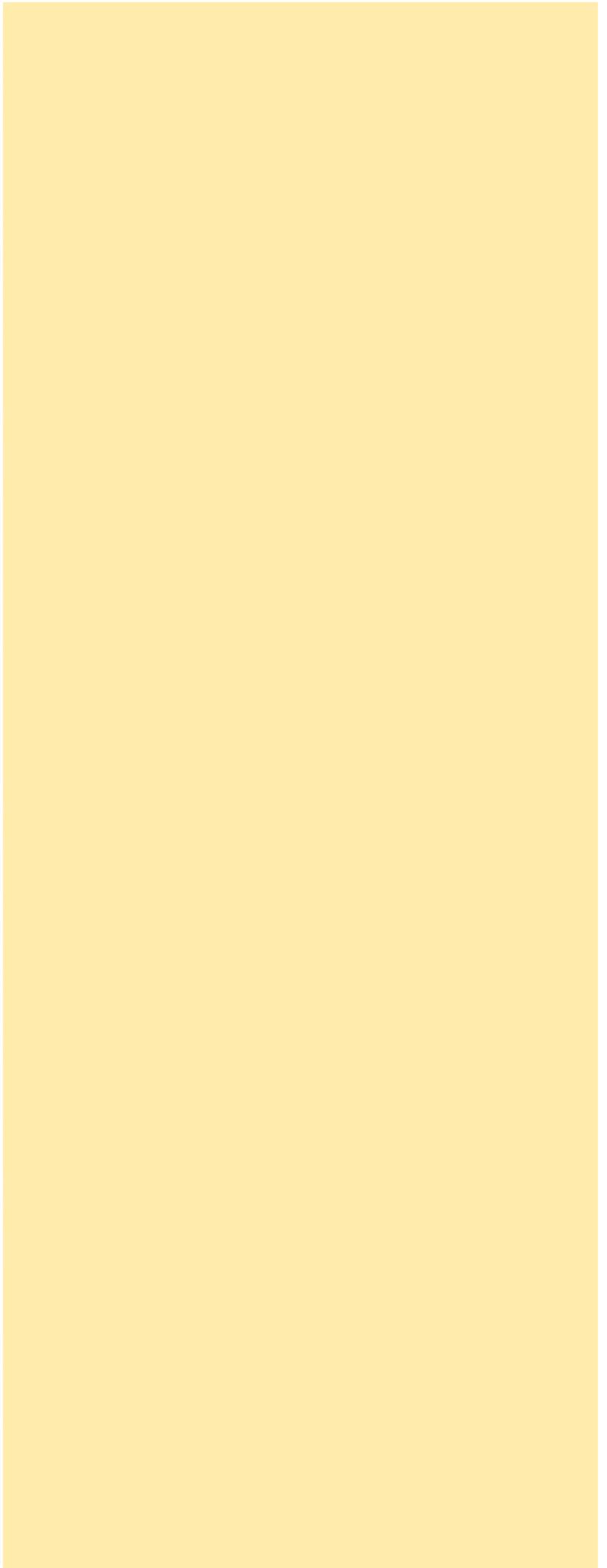
Including shaped lawned areas, colourful stocked borders, trellised arch, stepping stone pathway, extensive modern patio, outside lights, cold water tap, useful garden shed.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, continuing into Bourne Road and then turning left at the Monks House traffic lights into The Broadway. Take the first left hand turning into Farrier Way and then first left into Clydesdale Crescent where upon the property is situated on the left-hand side.

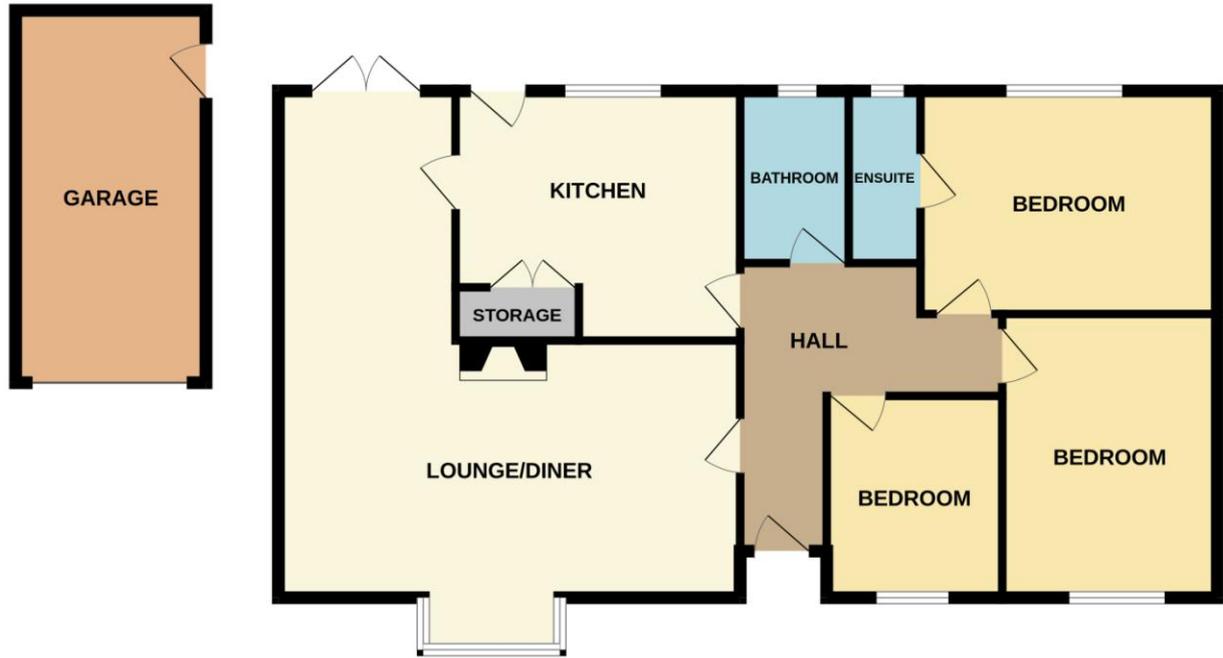
AMENITIES

Local amenities and the town centre are within easy access of the property. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





GROUND 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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TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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: S11911

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		