

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



# 'St Keverne', 234 Park Road, Spalding PE11 1QZ

# • Elegant, Spacious 1920's Built

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Ample Parking, Generous Sized Gardens
- Double Glazed Windows, Roof Completely Replaced in 2013

# £170,000 Freehold

Red brick semi-detached house built in the 1920's with long driveway, garage and established rear gardens. UPVC windows, gas central heating, 3 bedrooms, 2 reception rooms, requires some further updating. No onward chain.

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Brick arch to recessed porcharea and obscure glazed UPVC front entrance door with similar side panels to:

# RECEPTION HALL

7' 10" x 5' 8" (2.41m x 1.75m) Radiator, coat hooks, ceiling light, staircase off, obscure glazed panelled door to:



12' 3" maximum x 11' 10" (3.75m maximum x 3.63m) UPVC bay window to the frontelevation (included within the overall measurement), 4 bar gas fire with decorative surround, coved and textured ceiling, ceiling light, radia tor.

### **DINING ROOM**

10' 11" x 14' 10" (3.35m x 4.54m) maximum measured into alcoves. 4 bar gas fire and decorative surround, radiator, coved cornice, ceiling light, UPVC patio doors to the rear elevation. Obscure glazed panelled door to:

#### **BREAKFAST KITCHEN**

15' 6" x 7' 11" (4.74m x 2.42m) Range of base cupboards and drawers, roll edged worktops, eye level wall cupboards, half tiled walls, plumbing and











space for washing machine, further appliance space, gas wall heater, UPVC windows to both side elevations, half obscure glazed UPVC external entrance door, 2 fluorescent strip lights, obscure glazed door to:

#### **WALK-IN PANTRY**

Shelving, gas meter, obscure glazed UPVC side window.

From the Reception Hall the carpeted staircase rises to:

#### GALLERIED FIRST FLOOR LANDING

Coved comice, ceiling light, small timber framed single glazed window to the side elevation, built-in Airing Cupboard housing the hot water cylinder and Glow Worm gas fired central heating boiler, doors arranged off to:

#### **BEDROOM 1**

 $10'\ 0''\ x\ 12'\ 4''\ (3.05\ m\ x\ 3.77\ m)\ 2\ UPVC$  windows to the front elevation, radiator, coved cornice, ceiling light.

#### **BEDROOM 2**

11' 0" x 12' 0" (3.36m x 3.68m) Coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

#### **BEDROOM 3**

9' 2" x 8' 0" (2.80m x 2.44m) Radiator, ceiling light, UPVC window to the rearelevation.

#### **BATHROOM**

5' 7" x 6' 5" (1.71m x 1.96m) Three piece suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator, obscure glazed UPVC window.

#### **EXTERIOR**

Small lawned front garden with borders, low retaining capped brick wall to the front boundary, twin gates opening on to the long concrete paved driveway extending down the side of the property and providing back to back parking for up to 4 cars in turn giving access to:

#### **GARAGE/STORE**

Weatherboard and panelled construction with up and over door, personnel door, concrete floor.

Attached to the rear of the house is a brick store with UPVC door and separate WC with low level suite.

#### **REAR GARDENS**

Of generous dimensions mainly laid to lawn with borders, garden shed and greenhouse, paved patio, outside tap, fencing to the side and rear boundary, hedgerow to the otherside boundary.

#### **DIRECTIONS**

From the town centre proceed in a westerly direction along Winsover Road crossing the level crossing turning first right into Park Road. Continue three quarters of the way down Park Road and the property is situated on the left hand side indicated by the Agents For Sale sign.

#### **AMENITIES**

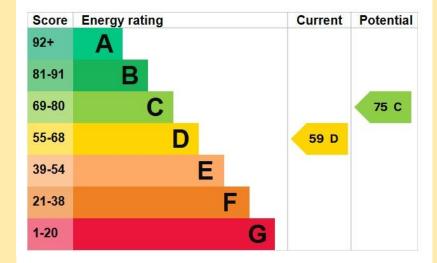
Local schools, shops and the town centre all within easy walking distance. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railways tations.





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#### **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: S11903

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**

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