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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



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

£170,000 Freehold

- 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

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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ACCOMMODATION

Brick arch to recessed porch area 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:

SITTING ROOM

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

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 cornice, 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" (3.05m x 3.77m) 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 rear elevation.



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 other side 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 railway stations.





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		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.

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