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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Law Court, Spalding PE11 3FG

£235,000 Freehold

- Modern Detached Bungalow
- 2 Double Bedrooms
- Corner Plot
- Garage and Off-Road Parking
- Viewing Recommended

Well presented 2 bedroom detached bungalow situated on a corner plot in a favoured location of Spalding. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, 2 double bedrooms and shower room. Mature enclosed rear gardens, off road parking and garage. Gas central heating, UPVC double glazed windows, doors, fascias and guttering.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Open porch with tiled floor with outdoor light and door bell and through the UPVC double glazed door into:

ENTRANCE HALLWAY 3' 6" widening to 5' 6" x 15' 7" (1.09m widening to 1.69m x 4.75m) Coved and textured ceiling, centre light point, access to loft space, smoke alarm, radiator, telephone point, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, door to:

LOUNGE 12' 4" x 16' 10" (3.77m x 5.15m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

From the Entrance Hallway a door leads into:



KITCHEN DINER 10' 4" x 11' 0" (3.16m x 3.36m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, radiator, central heating controls, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset sink with mixer tap, integrated Hotpoint 4 ring gas hob, extractor hood over, integrated eye level Russell Hobbs double fan assisted oven, door to:

UTILITY ROOM 6' 7" x 8' 8" (2.01m x 2.66m) UPVC double glazed window to the rear elevation, obscure UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, extractor fan, radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, space for tumble dryer, access door into Garage.

From the Entrance Hallway a door leads into:

MASTER BEDROOM 10' 0" x 12' 5" (3.06m x 3.81m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, TV point, telephone point, fitted furniture comprising double wardrobe, single wardrobe and 2 four drawer chests.

From the Entrance Hallway a door leads into:

BEDROOM 2 11' 1" x 10' 1" (3.38m x 3.08m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted double wardrobe.

SHOWER ROOM 5' 6" x 7' 10" (1.68m x 2.40m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, radiator, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, mirror over and shaver point, walk-in shower enclosure with fitted Triton power shower over.

EXTERIOR The front is laid to gravel with paved pathways all the way round, side garden laid to gravel. Block paved driveway leading to the:

GARAGE 8' 10" x 16' 9" (2.71m x 5.11m) Up and over door, textured ceiling, centre light point, access to loft space, power and lighting, water softener, wall mounted British Gas boiler.

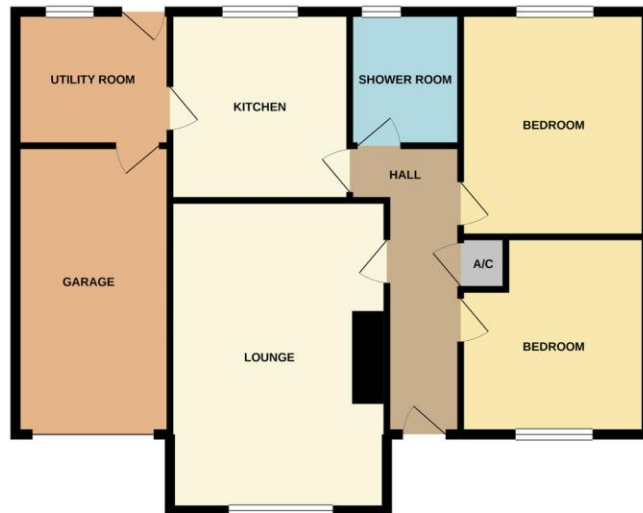
Side access gate leading into:

REAR GARDEN Predominantly laid to lawn with a wide range of mature shrub and tree borders and patio area. Cold water tap, 2 water butts. To one side boundary there is a brick wall and to the rear and the other side there is fencing. Wooden garden shed.

DIRECTIONS From the centre of Spalding proceed in a northerly direction along Pinchbeck Road. After passing the Royal Mail Cart Public House turn left at the traffic lights into Woolram Wygate, follow the road down over the railway crossing, past the shops on the right into Wygate Park and Law Court is a turning off to the right and the property is situated on the left hand side.

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

GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been verified and no guarantee is given for their condition or availability on the date of sale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S10691

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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