

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Leiden Fields, Spalding PE11 3EQ

£92,500 Leasehold

- Semi-Detached Bungalow
- Lounge, Kitchen
- Bedroom, Bathroom
- For the Over 55's/Disabled
- No Chain

Rare opportunity to acquire a one bedroom semi-detached bungalow situated in an exclusive development built for the over 55's and disabled. On site Community Centre with Company Secretary on site to aid residents with any issues for every weekday morning. Conveniently situated in Spalding with a Bus Stop close by. The bungalow does require some updating. Parking space, communal garden areas.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Recessed storm porch with small cupboard and covered store, electricity meter, door to:

ENTRANCE HALL

Coved cornice, ceiling light, doors arranged off to:

KITCHEN

7' 7" x 8' 2" (2.32m x 2.50m) Wall mounted Ideal gas fired central heating boiler, single drainer stainless steel sink unit set within roll edged worktop, cupboards and drawer beneath, three quarter height provision cupboard, further worktops, eye level wall cupboard, gas and electric cooker point, plumbing and space for



washing machine, fluorescent strip light, window to the front elevation, radiator.

LOUNGE

12' 9" x 10' 9" (3.91m x 3.28m) plus bay window overlooking the green area to the rear, log effect gas fire and point with decorative surround, radiator, coved cornice, ceiling light, TV point, telephone point.



BEDROOM

12' 9" x 8' 10" (3.91m x 2.71m) Range of fitted furniture, radiator, window to the rear overlooking the green area, coved cornice, ceiling light.

BATHROOM

8' 10" x 5' 5" (2.71m x 1.67m) average Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, partial wall tiling, coved cornice, obscure glazed UPVC window, shaver point, radiator.



EXTERIOR

Communal block paved parking area with allocated parking space to the frontage and communal lawned garden/drying area to the rear.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, crossing the level crossing and then turning into St Johns Road. Proceeding without deviation to the 'T' junction, turn left into Hawthorn Bank, right into The Parkway, then right into Rembrandt Way and left into Leiden Fields.

AMENITIES

Local shops and the town centre are within easy walking distance offering a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

SERVICE CHARGE

We are advised the Annual Service Charge is £1200 (October 2025).



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.
Made with Metropix 12/2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold. 999 years from 1990 (964 years remaining)

SERVICES Mains Water, Electric, Gas, Drainage. Gas Central Heating.

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

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: S11905

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com