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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



45 Witham Road , Spalding, PE11 3WT

£185,000 Freehold

- Mid Terraced House
- Kitchen, Lounge/Diner
- Two Double Bedrooms
- Bathroom & Ensuite
- Off Road Parking

This mid terraced house is extremely well presented throughout, offers spacious accommodation and is being sold with no onward chain. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

Part glazed front door to Entrance hallway, Inset floor mat, wooden effect vinyl flooring, radiator, stairs to first floor landing.

CLOAKROOM

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator.

KITCHEN

7' 7" x 9' 4" (2.31m x 2.84m) Fitted wall mounted and floor standing cupboards, including deep pan drawers, complimentary fitted worktop and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric



oven, integrated fridge and freezer, integrated washing machine, wooden effect vinyl flooring, inset ceiling spot lights.

LOUNGE/DINER

12' 9" x 15' 0" (3.89m x 4.57m) TV point, telephone point, two radiators, deep under stairs storage cupboard, French doors opening to rear garden.

FIRST FLOOR LANDING

Access to roof storage space, built in storage cupboard.

BEDROOM 1

10' 1" x 10' 9" (3.07m x 3.28m) Built in wardrobes, TV point, radiator, window to front.

ENSUITE SHOWER

Enclosed shower cubicle with glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan, inset ceiling spot lights, radiator.

BEDROOM 2

7' 11" x 10' 2" (2.41m x 3.1m) Radiator, window to rear.

BATHROOM

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator, inset ceiling spot lights, extractor fan.

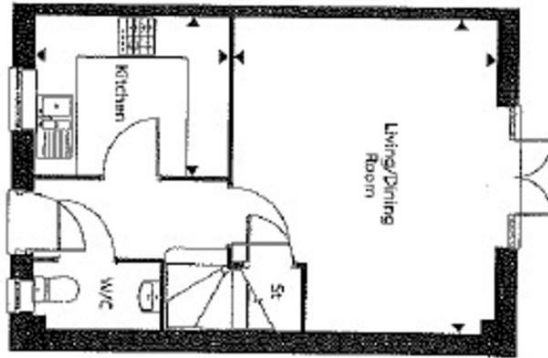
EXTERNALLY

At the front of this property there is an allocated parking space. At the rear of the house is a fully enclosed rear garden which is mostly laid to lawn and includes a timber garden shed.

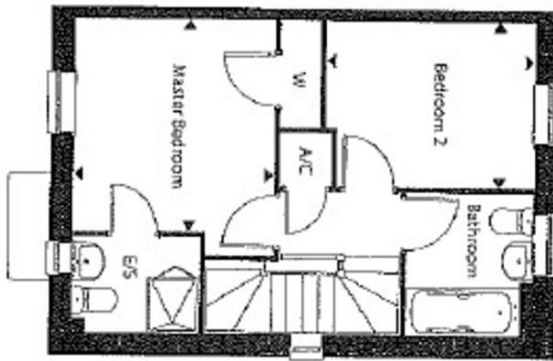
DIRECTIONS

From Spalding Town Centre, proceed along Pinchbeck Road, at the second set of traffic lights, turn left into Woolram Wygate. Continue on to Wygate Park then taking a left turn into Claudette Avenue. Turn left onto Nicolette Way then turn left into Witham Road.

GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17892

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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CONTACT

