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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



152 Winsover Road, Spalding PE11 1HQ

**£139,995 Freehold**

- No Chain
- 2 Reception Rooms
- 2/3 Bedrooms
- Good Sized Rear Garden
- Gas Central Heating

2/3 bedroom end terraced property situated close to town centre. Lounge, dining room, kitchen and bathroom to the ground floor; 2 double bedrooms and bedroom 3 (accessed off bedroom 2). Mature good sized gardens, possible off-road parking to the front. No chain.

SPALDING 01775 766766 BOURNE 01778 420406

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**ACCOMMODATION** Obscured leaded UPVC double glazed door leading into:

**LOUNGE** 13' 0" x 12' 9" (3.98m x 3.89m) Coved and textured ceiling, centre light point, radiator, BT point, TV point, storage into recess housing electric consumer unit board, door into:

**DINING ROOM** 12' 11" x 13' 1" (3.95m x 3.99m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, double radiator, laminate flooring, understairs storage area, staircase rising to first floor, obscured glazed door into:

**KITCHEN** 8' 9" x 13' 3" (2.68m x 4.05m) UPVC double glazed window to the side elevation, obscured UPVC



double glazed door to the rear elevation with matching obscured panels to the side elevation, coved and textured ceiling, 2 centre light points, tiled flooring, fitted with a wide range of base and eye level units, worktops over, tiled splashbacks, inset stainless steel sink, plumbing and space for washing machine/dishwasher, fitted gas freestanding cooker, extractor hood over, tiled flooring, double radiator, door into:

**BATHROOM** 5' 10" x 10' 1" (1.79m x 3.09m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, heated towel rail, extractor fan, tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, panelled bath with mixer tap with further shower attachment tap.

From the Dining Room the staircase rises to:

**FIRST FLOOR LANDING** Radiator, textured ceiling, centre light point, access to loft space, smoke alarm, door into:

**BEDROOM 1** 10' 11" x 12' 4" (3.35m x 3.76m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, 2 fitted double wardrobes.

**BEDROOM 2** 9' 5" x 12' 11" (2.88m x 3.94m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, fitted double and single wardrobe, 5 drawer chest of drawers, storage cupboard off housing Glow Worm Micron boiler with hot water cylinder and central heating controls. Door into:

**BEDROOM 3** 7' 4" x 8' 6" (2.26m x 2.61m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator.

**EXTERIOR** Gravelled fore-garden which could be possible off-road parking.

**REAR GARDEN** Small courtyard with brick wall, further patio, brick built storage shed, good sized rear garden with hedge and shrub borders.

**DIRECTIONS** From the centre of Spalding proceed in a westerly direction along Winsover Road, continuing following the numbers and the property is situated on the right hand side.

**AMENITIES** Local amenities include Bennetts Butchers, Spar and Balls Newsagents along with the local Monkshouse and St. Johns Primary Schools. Spalding town centre is approximately half a mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**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**

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**Ref: S11946**

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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