

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Fen Field Mews, Deeping St James, Peterborough, PE6 8EG

£245,000 Freehold

- No Chain
- 3 Bedrooms, 2 Reception Rooms
- Bathrooms, En-Suite and Cloakroom
- Off Road Parking, Single Garage
- Popular Location

Superbly presented 3 bedroom semi-detached property situated in a popular location. Accommodation comprising entrance hallway, lounge, kitchen breakfast room, utility room and cloakroom to the ground floor; master bedroom with en-suite, 2 further bedrooms and bathroom. Off-road parking, garage, enclosed rear garden.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Composite obscure double glazed door leading into:

ENTRANCE HALLWAY 6' 9" x 8' 2" (2.07m x 2.49m) Skimmed ceiling, centre light point, smoke alarm, radiator, electric consumer unit, 2 centre light points, central heating controls, BT point, door to:

DINING ROOM/BEDROOM 4' 8" x 9' 0" (2.96m x 2.76m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator.

From the Entrance Hallway door into:

LOUNGE 14' 0" at the widest point x 13' 1" (4.28m at the widest point x 3.99m) UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, double radiator, TV point.

KITCHEN BREAKFAST ROOM 8' 8" x 10' 7" (2.65m x 3.24m) UPVC double glazed window to the front elevation, skimmed ceiling, centre spotlight fitment, radiator, fitted with a wide range of base, eye level and drawer units, work surfaces over, built-in Beko dishwasher, inset stainless steel one and a quarter bowl sink with mixer tap, integrated stainless steel gas



hob, integrated stainless steel fan assisted oven, canopy extractor hood over, space for table, glazed door into:

UTILITY ROOM 5' 7" x 5' 10" (1.71m x 1.78m) Composite obscured double glazed door to the rear elevation, skimmed ceiling, centre spotlight fitting, extractor fan, double radiator, vinyl floor covering, range of base units and tall boy units with plumbing and space for washing machine, inset stainless steel sink with taps, door into:

CLOAKROOM 2' 9" x 5' 10" (0.86m x 1.78m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with taps.

From the Entrance Hallway the staircase rises to:

GALLERIED LANDING 6' 1" x 13' 8" (1.87m x 4.19m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, access to loft space, smoke alarm, Carbon Monoxide detector, storage cupboard off housing Worcester boiler.

MASTER BEDROOM 8' 11" x 16' 10" at the widest point (2.73m x 5.14m at the widest point) UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, radiator, TV point, double door wardrobe with hanging rail and shelving. Door to:

EN-SUITE 6' 2" x 5' 9" (1.88m x 1.76m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, double radiator, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and shaver point, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2 8' 3" x 10' 10" (2.54m x 3.32m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, storage cupboard off with hanging rail and shelving.

BEDROOM 3 7' 6" x 7' 11" (2.29m x 2.42m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM 6' 0" x 7' 10" (1.83m x 2.40m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, vinyl floor covering, part wall tiling, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer taps, bath with fitted taps, shower curtain and rail and fitted thermostatic shower over.

EXTERIOR Wrought iron fencing and wrought iron gate to the front boundary, lawned front garden and paved pathways leading to the front door.

REAR GARDEN Patio area, lighting, cold water tap, gravelled area, mainly laid to lawn with fenced boundaries to both sides, gated access to the rear leading to:

GARAGE 9' 0" x 17' 7" (2.75m x 5.37m) Side access door, power and lighting, strip light, storage into eaves.

DIRECTIONS From the centre of Spalding at the High Bridge proceed in a southerly direction along the western side of the River Welland along London Road and continue without deviation to Little London. At the 'T' junction turn right, proceed through Little London and Spalding Common to the 'T' junction turning right on to Littleworth Drove A1175 and proceed for 5.7 miles and then turn left onto Littleworth Drove/B1525 and proceed for 2.3 miles. Turn right onto Linchfield Road and then left onto Fen Field Mews.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11980

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		