

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Sandringham Close, Whaplode PE12 6UP

£195,000 Freehold

- Modern 3 Bedroom House
- Single Garage, Off-Road Parking
- Gas Central Heating
- Established Gardens
- Viewing Recommended

Well presented 3 bedroom semi-detached property situated in a popular village location. Accommodation comprising entrance lobby, lounge, kitchen diner, 3 bedrooms and family bathroom. Mature rear gardens, single garage, off-road parking for multiple vehicles. Gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406



Longstaff
COM



ACCOMMODATION

Open porch with external light and through an obscured UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 11" x 5' 0" (1.20m x 1.53m) Coved and textured ceiling, centre light point, smoke alarm, radiator, staircase rising to the first floor. Door into:

LOUNGE

11' 1" x 14' 3" (3.40m x 4.36m) UPVC double glazed window to the front elevation, coved and textured ceiling, 2 centre light points, radiator, feature fireplace with wooden surround, tiled insert and hearth, TV point, telephone point, understairs storage cupboard, oak effect laminate flooring. Open archway into:

KITCHEN DINER

10' 5" x 14' 8" (3.18m x 4.49m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, 2 centre light points, oak effect laminate flooring, radiator, fitted with a wide range of base and eye level units,



solid block worktops over, tiled splashbacks, integrated fridge freezer, soft closure drawer units, integrated Candy stainless steel gas hob, integrated Candy double fan assisted electric oven, inset Belfast sink with mixer tap, plumbing for washing machine, wall mounted Worcester Bosch combination boiler, under cabinet lighting, electric consumer unit board.

From the Entrance Lobby, the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 3" x 10' 5" (1.92m x 3.20m) Coved and textured ceiling, centre light point, smoke alarm, access to loft space, storage cupboard off with slatted shelving and fitted radiator, door to:

MASTER BEDROOM

9' 1" x 11' 3" (2.78m x 3.44m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobes into recess with hanging rail and shelving.

BEDROOM 2

7' 10" x 8' 6" (2.41m x 2.60m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3

7' 5" x 8' 3" (2.28m x 2.52m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 2" x 5' 4" (1.90m x 1.65m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, vinyl floor covering, fully tiled walls, shaver point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted thermostatic Mira shower over with shower curtain and rail.

EXTERIOR

Paved pathways with fore garden laid to lawn, side access gate leading round the side with extensive patio area, lighting, electric sockets.

REAR GARDEN

The garden is mainly laid to lawn with a wide range of mature shrub and tree borders, flagstone patio area, garden pond, space for garden shed and greenhouse.

GARAGE

8' 10" x 18' 4" (2.71m x 5.61m) UPVC obscure double glazed door and window to the side elevation, up and over door, storage into eaves, power and lighting.

DIRECTIONS/AMENITIES

From Spalding proceed in a easterly direction along the A151 Holbeach Road. Proceed through Weston and Moulton on to Whaplode. Proceed through Whaplode and take a right hand turning into Churchgate. Follow the road down and turn right into Cobgate. Sandringham Close is a turning off to the left where the property can be found. Situated in the pleasant village of Whaplode, just 6 miles from the centre of the market town of Spalding, and 2 miles from Holbeach. The property lies within ½ mile of the centre of the village, which has a Co-op, 2 Petrol Stations, Indian restaurant, Primary school, Church and Village Hall. The nearby villages of Moulton and Weston have facilities including Primary school, Churches, Butchers, Fish and Chip shop, Doctors Surgery and Public houses, village shops and the renowned Baytree Garden Centre. The market towns of Spalding and Holbeach have a further extensive range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations, as well as Springfields Outlet Centre. There is an extensive bus service to Spalding and Kings Lynn from the bus stop (within ½ mile) – the 505. The larger towns of Boston (15 miles), Kings Lynn (20 miles) and the city of Peterborough (18 miles) all offer a wide range of facilities and Peterborough has access to the A1 and the East Coast mainline (London's Kings Cross minimum journey time 46 minutes).





TENURE Freehold

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

COUNCIL TAX BAND B

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 dients and any joint agents a ccept 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 dient(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: S11873

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

