

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Floriade Close, Spalding PE11 3HQ

£285,000 Freehold

- Pleasant and Popular Location
- Generous Sized Gardens
- No Onward Chain
- 3 Bedrooms
- Bathroom and Shower Room

Spacious detached house in favoured cul-de-sac location with established large front, side and rear gardens, driveway and garage. 3 good sized bedrooms, bathroom and ground floor shower room. Recently updated bathroom, cloakroom, internal doors, flooring, decor etc. NO ONWARD CHAIN.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Part glazed UPVC front entrance door with similar side panel to:

RECEPTION HALL

17' 7" x 6' 2" (5.36m x 1.88m) Laminate flooring, radiator, coved and textured ceiling, smoke alarm, understairs store cupboard, staircase off, door to:

SITTING ROOM

12' 10" x 16' 7" (3.93m x 5.06m) plus bay window. Dual aspect including curved bay, new carpet, coved and textured ceiling, ceiling light, open fire with brick surround and slabbed hearth, 2 radiators, arch to:

DINING ROOM

11' 3" x 11' 8" (3.45m x 3.58m) Dual aspect including patio doors to the garden, fitted carpet, radiator, coved and textured ceiling, ceiling light.



BREAKFAST KITCHEN

11' 6" x 10' 4" (3.53m x 3.17m) New vinyl floor covering, range of base cupboards and drawers and eye level wall cupboards, with new intermediate metro style tiling, new worktops, one and a quarter bowl single drainer sink unit, coved and textured ceiling, newly fitted electric double oven, gas hob and extractor fan, strip light, radiator, further appliance space, new door to:

UTILITY ROOM

8' 5" x 6' 5" (2.58m x 1.98m) Radiator, store cupboard, new vinyl flooring, new worktops, newly tiled splashback, plumbing and space for washing machine, further appliance space, coved and textured ceiling, ceiling light, central heating timer control unit, UPVC window, half glazed external entrance door.

SHOWER ROOM

Three piece suite comprising shower cabinet, newly fitted low level WC and wash hand basin, new vinyl flooring, obscure glazed UPVC window, shaver point, coved and textured ceiling, ceiling light, extractor fan.

From the Reception Hall the carpeted staircase rises to:

GALLERIED FIRST FLOOR LANDING

Fitted carpet, UPVC window, loft hatch, coved and textured ceiling, ceiling light, smoke alarm, radiator, doors arranged off to:

BEDROOM 1

16' 8" x 10' 11" (5.09m x 3.33m) Fitted carpet, dual aspect, radiator, TV point, 3 double fitted wardrobes, coved and textured ceiling, ceiling light.

BEDROOM 2

11' 5" x 11' 10" (3.48m x 3.62m) Fitted carpet, dual aspect, coved and textured ceiling, ceiling light.

BEDROOM 3

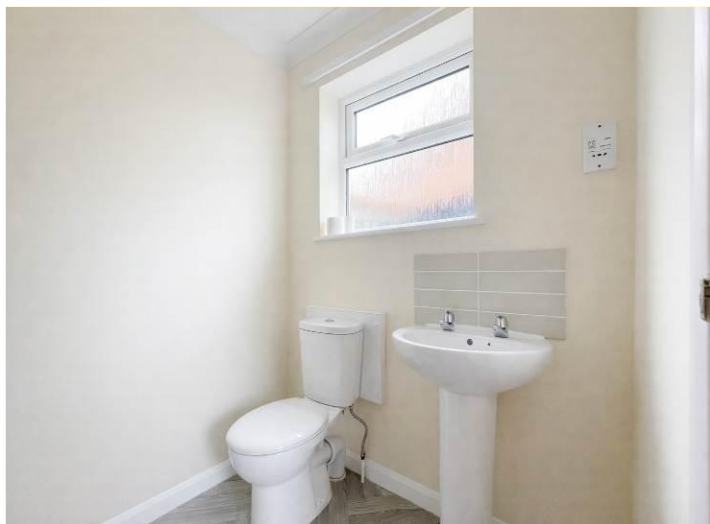
10' 6" x 8' 0" (3.21m x 2.46m) Fitted carpet, rear window, radiator, coved and textured ceiling, ceiling light.

BATHROOM

7' 8" x 8' 10" (2.35m x 2.70m) plus recess including built-in Airing Cupboard. New vinyl flooring, new three piece suite comprising panelled bath with Triton shower over, partial wall tiling, low level WC, wash hand basin, coved and textured ceiling, ceiling light, extractor fan, radiator, obscure glazed window.

EXTERIOR

The property occupies a very large corner plot with two areas of front lawn, and a side garden. Initially shared driveway, branching on to a private driveway leading to:



ATTACHED GARAGE

17' 3" x 8' 7" (5.28m x 2.62m) Fuse box, gas central heating boiler, loft storage space, up and over door, power and lighting, concrete floor.

ESTABLISHED REAR GARDENS

Lawn, patio, hand gate and fencing, metal shed.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing and then turn left into St Johns Road. Up to the 'T' junction turning left into Hawthorn Ban and then right into The Parkway, first left into Hoekman Way and the property is situated on the left hand side on the corner of Floriade Close.

AMENITIES

Local primary schools, shops, bus route and the town centre with all associated amenities all within easy access of the property. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 3







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND: C

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: S11996

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



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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MyHome 3.0.2020

