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# 14 Redthorne Close, Spalding PE11 2LP

**£148,000 Freehold**

- Semi-Detached House
- Requires Updating/Modernisation
- Good Sized Garden
- No Chain
- Viewing Recommended

2 bedroom semi-detached house situated close to the town centre. Accommodation comprising entrance hallway, lounge, kitchen, dining room, utility room, 2 double bedrooms and family room. Off-road parking, lean-to garage, enclosed rear gardens. Gas central heating.

**ACCOMMODATION** UPVC double glazed door with obscure leaded panel to the top leading into:

**ENTRANCE HALLWAY** 5' 9" x 8' 5" (1.77m x 2.57m) UPVC double glazed window to the side elevation, centre light point, smoke alarm, radiator, BT point, staircase rising to the first floor landing, understairs storage area, door to:

**LOUNGE** 12' 5" x 11' 9" (3.80m x 3.59m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, feature tiled fireplace with open grate.

From the Entrance Hallway a door leads into:

**RECEPTION ROOM 3/FORMER KITCHEN** 7' 1" x 12' 10" (2.16m x 3.93m) UPVC double glazed window to the rear elevation, textured ceiling, strip light, storage cupboard off housing Vaillant gas combination boiler, storage cupboard/pantry off with shelving. Door to:

**DINING ROOM** 9' 10" x 11' 1" (3.0m x 3.39m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, tiled fireplace with open hearth and grate.

From Reception Room 3 wooden obscure glazed door off into:

**OUTER LOBBY** 3' 0" x 8' 4" (0.92m x 2.56m) Wooden glazed door to the rear elevation, wooden obscure glazed door leading into Garage, door into:

**FORMER STORE ROOM** 2' 6" x 7' 1" (0.78m x 2.18m) Brick built.

From the Outer Lobby a door leads into:

**KITCHEN** 6' 9" x 9' 8" (2.06m x 2.96m) Single skin construction with UPVC double glazed window to the rear elevation, wooden ceiling, strip light, fitted with a range of base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink with mixer tap, plumbing and space for washing machine, space for gas cooker.

From the Entrance Hallway the staircase rises to:

**FIRST FLOOR LANDING** 6' 2" x 5' 6" (1.90m x 1.70m) UPVC double glazed window to the side elevation, centre light point, smoke alarm, storage cupboard off with slatted shelving, door to:

**BEDROOM 1** 11' 0" x 15' 5" (3.37m x 4.70m) UPVC double glazed window to the front elevation, double radiator, access to loft space, fitted storage cupboard with hanging rail and shelving.

**BEDROOM 2** 10' 1" x 12' 4" (3.09m x 3.77m) UPVC double glazed window to the rear elevation, centre light point, radiator.

**SHOWER ROOM** 6' 0" x 4' 10" (1.83m x 1.48m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, heated towel rail, fitted with a two piece suite comprising pedestal wash hand basin with tap, one and a half sized shower cubicle with sliding doors and fitted thermostatic shower over.

**CLOAKROOM** 2' 6" x 5' 6" (0.78m x 1.70m) UPVC obscure double glazed window to the side elevation, fitted with a low level WC.

**EXTERIOR** Concrete driveway providing off-road parking for vehicles and leading to the:

**LEAN-TO GARAGE** 15' 4" x 14' 5" (4.69m x 4.41m) Wooden doors to the front elevation, fitted power and lighting.

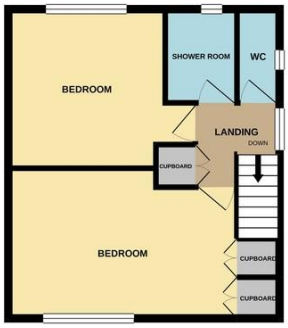
**REAR GARDEN** Patio area, external lighting, cold water tap, predominantly laid to lawn with fenced boundaries to both sides and hedged boundaries to the rear.

**DIRECTIONS** From the Agent Office proceed along New Road continuing at the traffic lights into Westlode Street, turning left into Albion Street, proceed alongside the River to the twin roundabouts taking the fourth exit returning along the other side of the River along Commercial Road, take the second left hand turning into Albert Street, second left into Acacia Avenue and first right into Chestnut Avenue, follow the road round and then take a left hand turning into Redthorn Close where the property is located on the right hand side.

**AMENITIES** The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet , Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.




TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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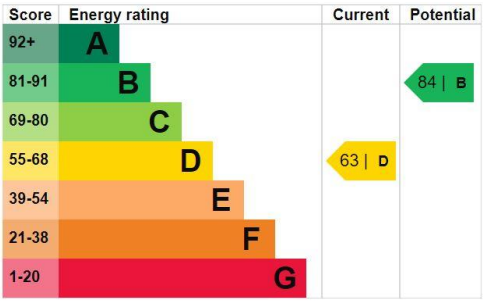


**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage. Gas central heating.

**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: S10872**
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