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**10 Campbells Close, Spalding, PE11 2UH**

**Guide Price £185,000 Freehold**

- Detached Bungalow
- Garage and Off-Road Parking
- Generous Plot with Potential for Extension
- Gas Central Heating
- Requires Updating and Refurbishment

3 bedroom detached bungalow in popular location. UPVC windows, gas central heating. Requires updating and refurbishment. Attractively priced to encourage interest.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION** Side entrance door to porch with inner door to:

**L SHAPED HALLWAY** Night storage heater, radiator, loft hatch, Airing Cupboard, sliding door to:

**BATHROOM** 4' 9" x 8' 3" (1.45m x 2.54m) Bath, WC, wash hand basin set within vanity unit, obscure glazed UPVC side window, radiator, shelved linen cupboard.

**LOUNGE** 13' 2" x 13' 10" (4.02m x 4.22m) minimum Dual aspect with UPVC windows to the front and side elevations, radiator, gas fire, 2 recessed ceiling lights.



**BEDROOM 1** 12' 11" x 10' 1" (3.94m x 3.09m) UPVC window to the rear elevation, fitted wardrobe, radiator, ceiling light.



**BEDROOM 2** 13' 7" x 8' 2" (4.15m x 2.50m) UPVC window to the front elevation, radiator, ceiling light, recessed single wardrobe, cupboard housing the electricity meter.



**BEDROOM 3** 9' 8" x 10' 7" (2.96m x 3.23m) UPVC window to the side elevation, recessed cupboard, radiator, ceiling light.



**DINING KITCHEN** 10' 9" x 13' 8" (3.29m x 4.18m) Original units comprising base cupboards, drawers and worktops, sink unit, radiator, Ideal Mexico gas fired central heating boiler, UPVC window to the side elevation, door to:



**LEAN-TO CONSERVATORY** 11' 8" x 4' 10" (3.57m x 1.49m) UPVC double glazed construction, half glazed UPVC external entrance door, plumbing for washing machine.

**EXTERIOR** Double gates opening on to a block paved driveway, extensive further gravelled parking and access to:

**GARAGE** 16' 5" x 8' 6" (5.02m x 2.60m) An attached brick garage with up and over door, personnel door, power and lighting, concrete floor.

**REAR GARDEN** Designed for ease of maintenance with gravelled areas and paving, extensive side garden offering scope for extension subject to planning consent.

**DIRECTIONS** The property is situated on the south side of town. From the High Bridge proceed along London Road along the west bank of the River Welland, continue all the way to Little London and at the 'T' junction opposite the Essar Garage turn right. After around 400 yards, turn right into Campbells Close, follow the road round the left hand bend and the property is situated on the left hand side.

**AMENITIES** Little London has amenities including builders merchants, public house, general stores etc. The town centre is just over a mile from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** Mains water, drainage, electricity and gas. Gas central heating. There are solar panels owned outright by the vendor at the property.

**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**

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**Ref: S11932**

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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