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## 18 Ambleside Drive, Spalding PE11 1JU

**£164,950 Freehold**

- Full UPVC Double Glazing
- Conservatory
- Gas Central Heating
- Recently Refitted Kitchen
- 2 Double Bedrooms

Well presented end terraced property with accommodation comprising entrance hallway, kitchen breakfast room, lounge, conservatory, 2 double bedrooms and family bathroom. Off-road parking to the front and also to the rear. Low maintenance front and rear gardens. Ideal first time buy. No chain.

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**ACCOMMODATION** Open porch with lighting and leading through a composite obscured leaded double glazed door into:

**ENTRANCE HALLWAY** 6' 7" x 15' 7" (2.02m x 4.75m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, electric consumer unit board, staircase rising to first floor, radiator, BT point, UPVC double glazed window to the side elevation, understairs storage cupboard with coat rail, central heating thermostat, door to:

**KITCHEN** 7' 1" x 11' 1" (2.17m x 3.38m) UPVC double glazed door to the rear elevation with matching full length glazed panel to the side leading into Conservatory, skimmed and coved ceiling, centre spot light fitting, wall mounted Ideal gas combination boiler, plumbing and space for automatic washing machine, breakfast bar area, fitted with a wide range of base, eye level and drawer units, worktops over, tiled



splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, integrated stainless steel gas hob, extractor hood over, integrated stainless steel fan assisted electric oven, integrated fridge freezer.

From the Entrance Hall into:

**LOUNGE DINER** 9' 10" x 22' 9" (3.00m x 6.95m) UPVC double glazed window to the front elevation, UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, 2 centre light points, 2 double radiators, TV point.



**CONSERVATORY** Dwarf brick wall and UPVC double glazed windows to the side and rear elevations, UPVC French doors to the rear elevation, oak effect laminate flooring, wall lighting, double radiator, TV point, vaulted heat resistant glass roof.

From the Entrance Hallway the staircase rises to:

**FIRST FLOOR LANDING** Coved and textured ceiling, centre light point, smoke alarm, access to loft space, fitted storage cupboard, door to:

**MASTER BEDROOM** 11' 5" x 14' 3" (3.48m x 4.35m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, TV point, radiator.



**BEDROOM 2** 9' 9" x 11' 1" (2.98m x 3.40m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

**FAMILY BATHROOM** 7' 2" x 7' 6" (2.19m x 2.31m) Fitted double glazed Velux window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with mixer tap and further shower attachment tap.

**EXTERIOR** Block paved driveway with front garden laid to lawn with shrub and tree borders. Paved pathways. To the side of the property there is a gate leading to rear garden.

**REAR GARDEN** Flagstone patio area, predominantly laid to lawn. There is further off-road parking to the rear with double gated access. Wooden garden shed.



**DIRECTIONS** From Spalding town centre proceed in a westerly direction along Winsover Road and at the junction with Boume Road turn left into Hawthorn Bank. Proceed for approximately 400 yards taking a left hand turning into Ambleside Drive where upon the property is situated on the right hand side.

**AMENITIES** The property is situated within walking distance of the town centre which offers a wide range of shopping, banking, leisure, commercial and educational facilities etc.





**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: S12046**

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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		