

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



214 Park Road, Spalding PE11 1QZ

**(Offers Over) £150,000 Freehold**

- 3 Bedrooms
- 2 Reception Rooms
- No Chain
- Rear Garden
- Gas Central Heating

Semi-detached house with one off-road parking space and pleasant enclosed rear garden. UPVC windows, gas central heating (modern boiler). Lounge, dining room, fitted kitchen, bathroom to the ground floor; 2 double bedrooms, single bedroom and cloakroom to the first floor. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Part glazed UPVC front entrance door leading into:

#### **LOUNGE**

10' 9" x 11' 2" (3.28m x 3.4m) Fireplace with coal effect electric fire, coved cornice, recessed ceiling lights, fitted carpet, TV point, UPVC window to the front elevation, radiator, part obscure glazed door to:

#### **INNER LOBBY**

Useful understairs store cupboard with coat hooks, shelf and gas meter.

#### **DINING ROOM**

11' 3" x 10' 9" (3.43m x 3.28m) maximum Woodgrain effect flooring, central heating timer control unit, recessed ceiling lights, coved cornice, TV point, radiator, UPVC window overlooking the rear porch.

#### **KITCHEN**

10' 5" x 6' 4" (3.18m x 1.93m) Range of fitted cupboards and drawers, roll edged worktops, tiled splashbacks, eye level wall cupboards, electric oven, gas hob and cooker hood, plumbing and space for



washing machine. Under counter refrigerator, recessed ceiling lights, UPVC window overlooking the rear porch and part glazed UPVC door opening into:

#### **REAR ENTRANCE PORCH**

8' x 3.' 8" (2.44m x 1.12m) UPVC construction with glazed roof, sliding patio door, cold water tap, tiled floor.

Also from the Kitchen a door leads to:

#### **BATHROOM**

8' x 5' 8" (2.44m x 1.73m) Panelled bath with mixer tap and shower over, low level WC with push button flush, hand basin with hot and cold taps, store cupboard, vertical radiator/towel rail, extractor fan, recessed ceiling lights, obscure glazed UPVC window, cupboard housing the modern Alpha gas fired central heating boiler, consumer unit.

From the corner of the Dining Room a door leads to a staircase with radiator at the bottom rising to:

#### **FIRST FLOOR LANDING**

Doors arranged off to:

#### **BEDROOM 1**

11' 2" x 10' 8" (3.4m x 3.25m) UPVC window to the front elevation, fitted carpet, radiator, TV point, recessed ceiling lights, former walk-in wardrobe housing a shower cabinet with extractor fan.

#### **BEDROOM 2**

11' 3" x 7' 10" (3.43m x 2.39m) Fitted carpet, recessed ceiling lights, radiator, UPVC window to the rear elevation.

#### **BEDROOM 3**

7' 3" x 6' 4" (2.21m x 1.93m) Fitted carpet, recessed ceiling lights, radiator, UPVC window to the rear elevation.

#### **CLOAKROOM**

4' x 2' 10" (1.22m x 0.86m) Two piece suite comprising bracket hand basin with mixer tap, low level WC with push button flush, fully tiled walls, shaver point, extractor fan, ceiling light.

#### **EXTERIOR**

At the front of the property there is a gravelled parking space for one car, double width paved pathway to the front door, outside light.

Access down the side of the property to a gate leading to:

#### **ENCLOSED REAR GARDEN**

Including initially a paved patio and seating area, 2 garden sheds, external double socket and beyond the patio a lawned garden with stocked borders and fencing to the side and rear boundaries.

#### **DIRECTIONS**

Proceed out of the centre of Spalding along Winsover Road in a westerly direction, over the level crossing and then take the immediate right into Park Road. The property is situated approximately two thirds of the way down on the left hand side.

#### **AMENITIES**

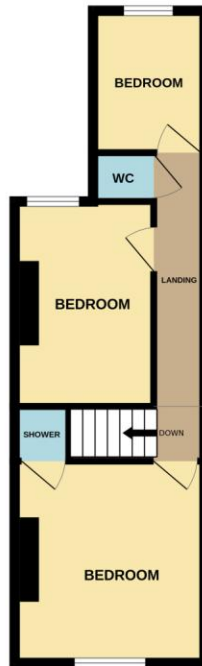
The town centre is within easy walking distance offering a full range of amenities along with bus and railway stations.



GROUND FLOOR



1ST 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             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** Mains Water, Gas, Electric 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: S11604**

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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