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6 Grange Drive, Spalding PE11 2DX

£260,000 Freehold

- Popular Location within Walking Distance of the Town Centre
- No Chain
- 3 Bedrooms (one to the Ground Floor, 2 to the First Floor)
- Bathroom and Shower Room
- Viewing Recommended

3 bedroom detached chalet situated in a prime location. Accommodation comprising entrance porch, entrance hallway, lounge diner, utility area, cloakroom, garden/sun room, ground floor bedroom and bathroom to the ground floor; 2 double bedrooms and shower room to the first floor. Enclosed mature rear garden, multiple off-road parking, attached single garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION UPVC double glazed door leading into:

ENTRANCE PORCH 4' 7" x 8' 0" (1.41m x 2.46m) Of brick construction, fitted wall light, tiled flooring, UPVC double glazed windows to the front and side elevations, obscured wooden glazed door with matching obscured glazed panels into:

ENTRANCE HALLWAY 10' 10" x 15' 5" (3.32m x 4.70m) at the widest point. Coved ceiling, centre light point, fitted coat rail, radiator, BT point, alarm controls, central heating thermostat, understairs storage cupboard with shelving, smoke alarm, further light fitting, door to:

BEDROOM 3 L-SHAPED ROOM - 11' 5" x 8' 1" (3.48m x 2.47m, +1.70m x 2.02m for the widest point) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, BT point, TV point, fitted furniture comprising 3 double wardrobes, single wardrobe, dressing table, 4 drawer unit, 4 drawer chest and overhead storage.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM 9' 9" x 9' 5" (2.99m x 2.89m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, inset downlighters, fully tiled walls, wall units with central mirror, heated towel rail, wall mounted electric heater, fitted with a four piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with drawer unit to the side, corner bath with taps,



fully tiled shower cubicle with fitted Mira thermostatic shower over.
From the Entrance Hallway an obscured glazed door leads into:

KITCHEN 9'5" x 13'0" (2.88m x 3.98m) Glazed window to the rear elevation, coved ceiling with 2 centre striplights, double radiator, fully tiled walls, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, space for gas cooker, integrated Siemens fridge, freestanding Cannon gas cooker that is no longer working in situ.

From the Entrance Hallway an obscured glazed door leads into:

LOUNGE DINER 11'4" x 23'1" (3.47m x 7.04m) UPVC double glazed windows to the front elevation and side elevations, wooden glazed door to the rear elevation leading into Garden/Sun Room, coved ceiling, 3 centre light points, 2 double radiators, TV point, feature fireplace with wooden surround and marble insert and hearth with fitted gas point.



GARDEN/SUN ROOM 8'2" x 28'6" (2.51m x 8.70m) Of brick construction with UPVC double glazed windows, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, 2 centre light points, 2 radiators, wooden door into Garage.

UTILITY AREA Fitted Hotpoint washing machine (included in the sale), eye level and drawer units, wooden sliding door into:

REAR LOBBY 4'5" x 4'11" (1.36m x 1.50m) Brick construction with UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, sliding door into:

CLOAKROOM 3'11" x 4'1" (1.20m x 1.27m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, fully tiled walls, fitted with a two piece suite comprising low level WC, wash hand basin, fitted water softener.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING 13'4" x 9'6" (4.08m x 2.91m) UPVC double glazed window to the front elevation, coved ceiling 2 centre light points, smoke alarm, access to loft space, radiator, double door storage cupboard off housing hot water cylinder with slatted shelving.

BEDROOM 1 11'2" x 12'0" (3.42m x 3.66m) UPVC double glazed window to the side elevation, centre light point, radiator, storage cupboard off into eaves.

BEDROOM 2 11'3" x 12'0" (3.44m x 3.66m) 2 UPVC double glazed windows to the side elevation, centre light point, double wall lights, radiator, fitted furniture comprising double wardrobe, single wardrobe, 2 3 drawer chests and 2 bedside cabinets, storage into eaves.



SHOWER ROOM 5'8" x 9'6" (1.74m x 2.92m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, fully tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with mirror, shaver point and light over, fully tiled shower cubicle with fitted curtain rail with fitted Triton power shower.

EXTERIOR Dwarf brick wall with pillars and leading on an extensive driveway with paved pathways, gravelled and shrubbery area to the front. Wooden access gate to the side leading to the rear.

ATTACHED GARAGE 11'8" x 19'0" (3.58m x 5.80m) Electric up and over door, UPVC obscured double glazed window to the side elevation, electric consumer unit board, electric meter, cold water tap, centre light point, power points, shelving, work bench.

To the rear of the Garage is:

BOILER ROOM 3'5" x 7'4" (1.06m x 2.25m) Glazed window to the side elevation, skimmed ceiling, centre light point, fitted cupboard, wall mounted Viessmann gas boiler, freestanding Beko freezer (included in the sale).

REAR GARDEN Extensive patio area, flood lighting, mainly laid to lawn with a wide range of mature shrub and tree borders. Furtherly there are paved pathways leading to a further area where there is a garden shed. Fenced boundary to the side elevation, brick wall and fencing to the other side.

DIRECTIONS/AMENITIES From the agents offices proceed along New Road continue into Westlode Street and turn left into Albion Street. Proceed to the roundabout take the fourth exit and continue along Commercial Road into the High Street and up to the traffic lights. Turn left into Church Street then continue into Halmergate taking a right hand turning into Grange Drive whereupon the property is situated on the right hand side.





TENURE Freehold

SERVICES All Mains

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: S11958

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		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		