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# 23 Churchill Drive, Spalding PE11 2RL

**£249,995 Freehold**

- Three Bedrooms
- Edge of Town Location
- New Boiler & Radiators
- Enclosed Rear Garden
- No Chain

Three bedroom detached bungalow situated in desirable location on the edge of town with accommodation comprising of Entrance Hallway, Lounge/Diner, Kitchen/Breakfast Room, Shower Room, Three Bedrooms, UPVC Double Glazed Windows, Facias and Gutters, Gas Central Heating, Mains Drainage. No Chain







**ACCOMMODATION** side entrance with UPVC obscured double glazed door leading into:

**KITCHEN/BREAKFAST ROOM** 12' 4" x 11' 5" (3.76m x 3.50m)
With UPVC double glazed window to the side elevation, textured ceiling with centre light point, double radiator, vinyl plank effect flooring, fitted range of base units, plumbing and space for washing machine, space for cooker, storage cupboard off housing Baxi newly fitted boiler (still under warrantee), all radiators have recently been replaced. Further storage cupboard off with shelving, ideal for larder.

**LOUNGE** 23' 11" x 18' 3" (7.29m x 5.58m)
Of L shape with 2 x UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, 2 x fitted single radiators and further double radiator, TV point, telephone point, 2 x centre light points, feature fireplace with marble insert and hearth with fitted gas effect fire.











**ENTRANCE HALLWAY** 10' 5" x 10' 2" (3.20m x 3.12m)
With obscured UPVC double glazed door to the side elevation with matching full length obscure glazed panel to the side elevation, skimmed ceiling with centre light point, smoke alarm, loft access (loft is boarded with a light), single radiator, telephone point.

**MASTER BEDROOM** 11' 7" x 11' 11" (3.54m x 3.64m)
With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, double radiator, vinyl plank effect flooring.

**BEDROOM 2** 7' 5" x 11' 11" (2.27m x 3.64m)
With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, newly fitted double radiator, vinyl plank effect flooring.

**BEDROOM 3** 7' 11" x 11' 7" (2.42m x 3.54m)
With UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, newly fitted double radiator, vinyl plank effect flooring.

**SHOWER ROOM** 5' 4" x 8' 5" (1.65m x 2.57m)
Obscured UPVC double glazed window to the side elevation, textured ceiling with centre light point, newly fitted double radiator, vinyl plank flooring, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin, part tiled walls, walk in glass shower screen, fitted thermostatic shower over with grab rail and seating.

**EXTERIOR**
The property is approached by a lawned front garden with paved pathways, access to both sides, gravelled driveway providing multiple off road parking leading to garage with up and over door, outdoor lighting,

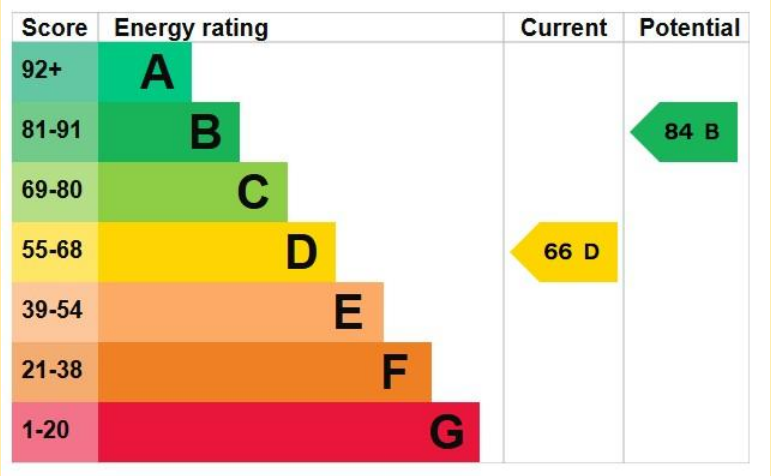
Side gated access leading in the rear garden which is mainly laid to lawn with paved pathways and fenced boundaries to both sides and to the rear.

**ATTACHED GARAGE** 8' 6" x 16' 5" (2.60m x 5.02m)
With up and over door. UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation leading into the garden. Power points and centre light point, electric consumer unit, gas meter.

**DIRECTIONS** From the High Bridge in the centre of Spalding proceed in a southerly direction along the east bank of the River Welland. Continue into Cowbit Road and proceed for 0.7 miles turning left into Churchill Drive where the property is located on the left hand side.

**AMENITIES**
The town centre is a pleasant walk from the property and offers a full range of shopping, banking, leisure, commercial, medical and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.




**TENURE** Freehold

**SERVICES** All mains

**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: 18119**
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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