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5 Swift Court, Spalding PE11 2FZ

£325,000 Freehold

- Detached Bungalow
- Generous Sized Gardens
- 3 Bedrooms, En-Suite
- Conservatory
- Viewing Recommended

Immaculately presented, executive 3 bedroom bungalow situated on the edge of the town. UPVC double glazed conservatory overlooking the superbly presented, generous sized rear garden. Off-road parking with garage. Accommodation comprising entrance hallway, lounge, dining room, kitchen, conservatory, 3 double bedrooms (en-suite to the master) and family bathroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Lantern lighting and through an obscure composite door leading into:

ENTRANCE HALLWAY

20' 7" x 15' 5" (6.28m x 4.70m) Skimmed and coved ceiling, inset downlighters, smoke alarm, access to loft space, alarm controls, radiator, storage cupboard off with lighting, further storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE

11' 2" x 15' 10" (3.42m x 4.85m) Georgian effect UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, 2 TV points, telephone point, feature fireplace with wooden surround, marble insert and hearth with fitted coal effect gas fire.

From the Main Entrance Hallway a door leads into:



KITCHEN BREAKFAST ROOM

8' 3" x 12' 10" (2.53m x 3.92m) Georgian effect UPVC double glazed window to the rear elevation, skimmed ceiling, inset downlighters, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset enamel one and a half bowl sink with mixer tap, integrated Bosch dishwasher, integrated fridge freezer, Hot Point stainless steel Range style 5 burner gas hob, double electric oven, stainless steel splashback, stainless steel canopy extractor hood over, under cabinet lighting, TV point, telephone point, door to:

UTILITY ROOM

4' 11" x 8' 5" (1.51m x 2.57m) Composite door to the side elevation, skimmed ceiling with centre light point, extractor fan, tiled flooring (matching Kitchen), radiator, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, central heating controls, Baxi wall mounted gas boiler, electric consumer unit.

From the Entrance Hallway a door leads into:

DINING ROOM

9' 1" x 9' 8" (2.78m x 2.95m) UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed and coved ceiling with centre light point, double radiator, TV point.

CONSERVATORY

11' 7" x 12' 2" (3.55m x 3.73m) Edwardian style with dwarf brick wall and UPVC construction, polycarbonate heat resistant roof, centre fan light, TV point, tiled flooring, fitted blinds, UPVC double glazed French doors to the side elevation.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

11' 5" x 11' 5" (3.49m x 3.48m) Georgian effect UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

EN-SUITE SHOWER ROOM

5' 3" x 5' 10" (1.61m x 1.79m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling with inset downlighters, extractor fan, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2

11' 5" x 8' 5" (3.49m x 2.57m) Georgian effect UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, TV point.



BEDROOM 3

9' 0" x 9' 4" (2.76m x 2.86m) Georgian effect UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, telephone point.

BATHROOM

7' 3" x 9' 0" (2.21m x 2.75m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, part tiled walls, shaver point, radiator, extractor fan, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap.

EXTERIOR

The front garden is mainly laid to lawn with paved pathways and hedged boundaries. Extensive lighting, tarmac driveway leading to a block paved driveway providing multiple off-road parking for vehicles leading to:

GARAGE

8' 2" x 17' 3" (2.51m x 5.26m) Up and over door, power and lighting, electric consumer unit (separate to the house), over head storage, strip lighting.

Side access gate leading into:

REAR GARDEN

Mature garden with paved pathways, external lighting, cold water tap, fenced boundaries to both sides and to the rear elevation, raised rockery, electric sockets, the garden is mainly laid to lawn with mature shrub and tree borders, pear and apple trees, patio area. Water butt, garden shed.

DIRECTIONS

Leave Spalding along the Town Bridge and carry straight on into Church Street. Bear left then turn immediately right into Stonegate and continue into Clay Lake. Bear right and turn left into Riverside Park. Swift Court is a turning on the left hand side and the property is situated on the left.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross (minimum journey time 50 minutes).







THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Ref: S11603

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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