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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



23 Churchill Drive, Spalding PE11 2RL

£265,000 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

SPALDING 01775 766766 BOURNE 01778 420406

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



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 warranty), 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 the mostatic 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)

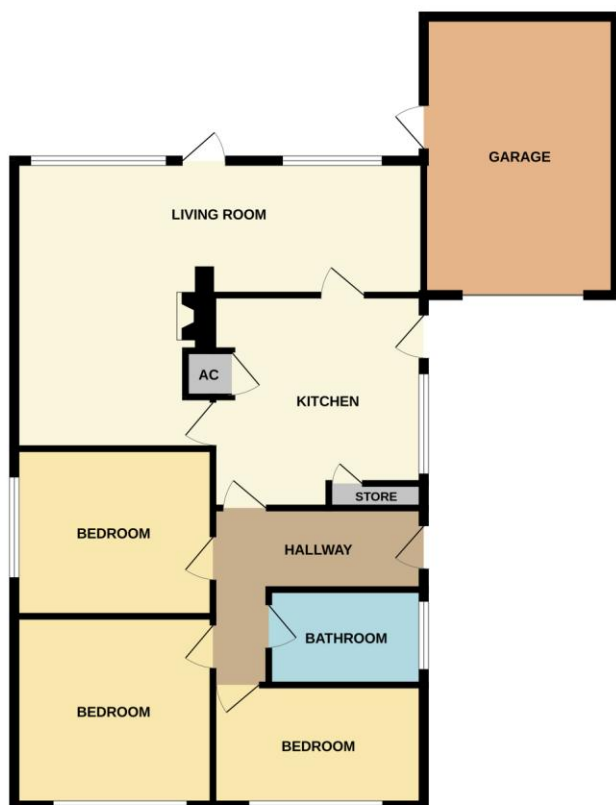
With up and over door. UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation leading into the garden. Power points and centre light point, electric consumer unit, gas meter.

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.

GROUND 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.
Made with Mapbox 12/2019

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

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: 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.

ADDRESS

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.co.uk

www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		