

EST 1770



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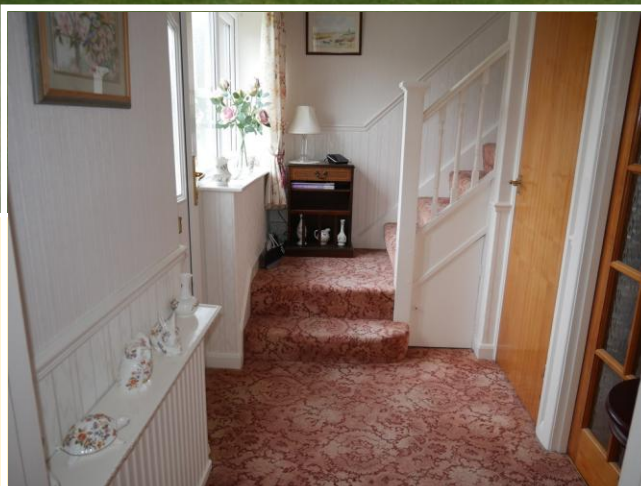
## 22 Avebury Gardens, Spalding PE11 2EN

**£186,950 Freehold**

- Semi-Detached House
- 3 Bedrooms, 2 Reception Rooms
- UPVC Double Glazed Windows, Doors, Fascias and Guttering
- Gas Central Heating
- No Chain

Well presented extended 3 bedroom semi-detached property situated in a prime location on the edge of town. Accommodation comprising entrance hallway,, kitchen breakfast room, lounge diner, 2nd reception room, large utility room, cloakroom to the ground floor; 3 double bedrooms, family bathroom and separate doakroom. Single garage, mature enclosed gardens to the front and rear.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### **ACCOMMODATION**

Obscure UPVC double glazed door into:

#### **ENTRANCE HALLWAY**

4' 8" x 10' 7" (1.44m x 3.25m) Coved ceiling, centre light point, smoke alarm, BT point, central heating thermostat, double radiator, staircase leading to first floor.

#### **CLOAKS CUPBOARD**

With hanging rail.

From the Entrance Hallway a door leads into:

#### **LOUNGE DINER**

11' 6" x 20' 7" (3.53m x 6.28m) UPVC double glazed



window to the front elevation, wooden glazed doors to the rear elevation with matching glazed panels to both sides leading into Reception Room No. 2. Radiator, double radiator, TV point, coved ceiling, 2 centre light points, dado rail, feature fireplace with marble tiled hearth and fitted log burner effect electric fire.

#### **RECEPTION ROOM 2**

9' 8" x 9' 6" (2.95m x 2.91m) UPVC double glazed window to the rear and side elevations, 2 fitted wall lights, radiator.

From the Lounge Diner a door leads into:

#### **KITCHEN BREAKFAST ROOM**

10' 4" x 15' 10" (3.17m x 4.85m) Coved ceiling, 2 centre light points, radiator, understairs storage cupboard with shelving, floor standing Glow Worm gas boiler, central heating controls, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a half bowl sink with mixer tap, integrated Hotpoint fan assisted oven, integrated Hotpoint 4 ring gas hob, extractor hood over, glazed door leading into Entrance Hallway, wooden glazed door into the Utility Room, door into:

#### **PANTRY**

3' 1" x 5' 2" (0.94m x 1.59m) Shelving, gas meter, electric consumer unit.

From the Kitchen Breakfast Room a door leads into:

#### **UTILITY ROOM**

9' 10" x 13' 6" (3.01m x 4.13m) Obscure UPVC double glazed door to the front and rear elevations, obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre spot light fitment, laminate flooring, fitted with a wide range of base units with tiled worktops, plumbing and space for washing machine, space for tumble dryer, space for fridge freezer, door into:

#### **CLOAKROOM**

2' 8" x 5' 11" (0.82m x 1.82m) Obscure UPVC double glazed window to the rear elevation, fully tiled walls, laminate flooring, fitted with a two piece suite comprising low level WC and wash hand basin with taps, skimmed ceiling, centre light point.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

5' 8" x 10' 6" (1.73m at widest point x 3.22m) Obscure UPVC double glazed window to the side elevation, coved ceiling, 2 centre light points, access to loft space, smoke alarm, radiator, door to:

#### **CLOAKROOM**

2' 5" x 5' 9" (0.76m x 1.77m) Obscure UPVC double glazed window to the side elevation, centre light point, fitted with a low level WC.





#### **FAMILY BATHROOM**

7' 7" x 5' 10" (2.32m x 1.78m) Obscure UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, shaver point, fully tiled walls, fitted with a two piece suite comprising wash hand basin with taps fitted into vanity unit, bath with grab rail and fitted Bristan power shower over and shower curtain. Storage cupboard off housing hot water cylinder with slatted shelving.

#### **MASTER BEDROOM**

11' 5" x 11' 6" (3.48m x 3.53m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted wardrobes.

#### **BEDROOM 2**

8' 9" x 11' 8" (2.69m x 3.56m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, fitted wardrobe, built-in dressing table.

#### **BEDROOM 3**

7' 1" x 11' 2" (2.18m x 3.42m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, storage cupboard off, built-in wardrobe and dressing table.

#### **EXTERNAL**

The front garden is mainly laid to lawn with shrub borders and paved pathways leading to the front door. The side garden is also laid to lawn leading round to the rear via a wooden access gate into:

#### **REAR GARDEN**

With a wide range of mature shrub and tree borders, external lighting, cold water tap, paved pathways, the garden is mainly laid to lawn with mature shrub and tree borders. Wooden garden shed. Rear access gate leads to:

#### **DETACHED GARAGE**

8' 3" x 15' 4" (2.53m x 4.69m) Up and over door, power and lighting.

There is a tarmac driveway providing off-road parking for 2 vehicles.





### **DIRECTIONS**

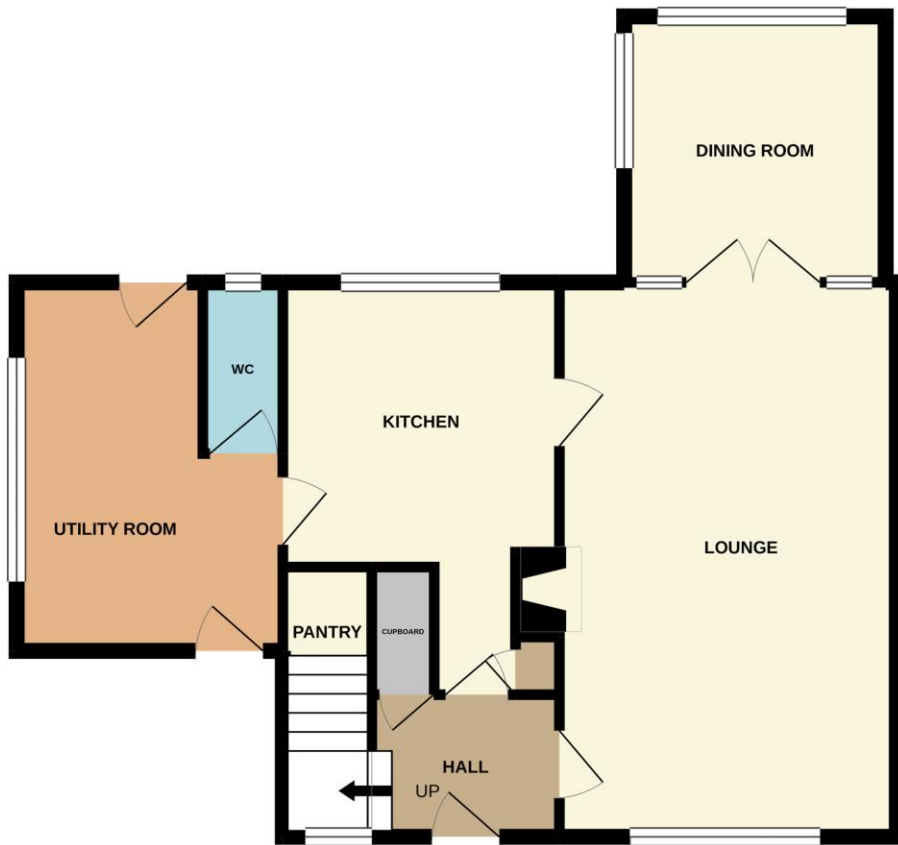
From the towns High Bridge proceed along Church Street bearing left into Halmergate. Avebury Gardens is a turning on the right hand side. Follow the road along and the property can be found on the right hand side.

### **AMENITIES**

The town has a wide range of shopping, banking, leisure, commercial and education 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 Kings Cross (minimum journey time 50 minutes).



GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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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# THINKING OF SELLING YOUR HOME?

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79   C    |
| 55-68 | D             | 55   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

## Ref: S10748

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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