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14 Redthorne Close, Spalding PE11 2LP

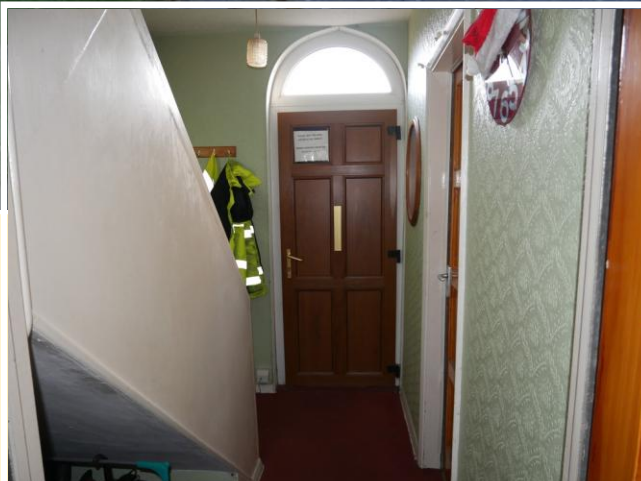
GUIDE PRICE - £159,995 Freehold

- Semi-Detached House
- Requires Updating/Modernisation
- Good Sized Garden
- No Chain
- Viewing Recommended

2 bedroom semi-detached house situated close to the town centre. Accommodation comprising entrance hallway, lounge, kitchen, dining room, utility room, 2 double bedrooms and family room. Off-road parking, lean-to garage, enclosed rear gardens. Gas central heating.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed door with obscure leaded panel to the top leading into:

ENTRANCE HALLWAY

5' 9" x 8' 5" (1.77m x 2.57m) UPVC double glazed window to the side elevation, centre light point, smoke alarm, radiator, BT point, staircase rising to the first floor landing, under stairs storage area, door to:

LOUNGE

12' 5" x 11' 9" (3.80m x 3.59m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, feature tiled fireplace with open grate.

From the Entrance Hallway a door leads into:

RECEPTION ROOM 3/FORMER KITCHEN



7' 1" x 12' 10" (2.16m x 3.93m) UPVC double glazed window to the rear elevation, textured ceiling, strip light, storage cupboard off housing Vaillant gas combination boiler, storage cupboard/pantry off with shelving. Door to:

DINING ROOM

9' 10" x 11' 1" (3.0m x 3.39m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, tiled fireplace with open hearth and grate.

From Reception Room 3 wooden obscure glazed door off into:

OUTER LOBBY

3' 0" x 8' 4" (0.92m x 2.56m) Wooden glazed door to the rear elevation, wooden obscure glazed door leading into Garage, door into:

FORMER STORE ROOM

2' 6" x 7' 1" (0.78m x 2.18m) Brick built.

From the Outer Lobby a door leads into:

KITCHEN

6' 9" x 8' 8" (2.06m x 2.96m) Single skin construction with UPVC double glazed window to the rear elevation, wooden ceiling, strip light, fitted with a range of base and eye level units with work surfaces over, inset one and a half bowl stainless steel sink with mixer tap, plumbing and space for washing machine, space for gas cooker.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

6' 2" x 5' 6" (1.90m x 1.70m) UPVC double glazed window to the side elevation, centre light point, smoke alarm, storage cupboard off with slatted shelving, door to:

BEDROOM 1

11' 0" x 15' 5" (3.37m x 4.70m) UPVC double glazed window to the front elevation, double radiator, access to loft space, fitted storage cupboard with hanging rail and shelving.

BEDROOM 2

10' 1" x 12' 4" (3.09m x 3.77m) UPVC double glazed window to the rear elevation, centre light point, radiator.

SHOWER ROOM

6' 0" x 4' 10" (1.83m x 1.48m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, heated towel rail, fitted with a two piece suite comprising pedestal wash hand basin with tap, one and a half sized shower cubicle with sliding doors and fitted the mostatic shower over.

CLOAKROOM

2' 6" x 5' 6" (0.78m x 1.70m) UPVC obscure double glazed window to the side elevation, fitted with a low level WC.

EXTERIOR

Concrete driveway providing off-road parking for vehicles and leading to the:

LEAN-TO GARAGE

15' 4" x 14' 5" (4.69m x 4.41m) Wooden doors to the front elevation, fitted





TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

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 they are present or in working order. Buyers must check these.

Ref: S10872

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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Produced: 29 November 2021