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12 Sandringham Walk, Spalding PE11 2RS

GUIDE PRICE - £230,000 Freehold

- Detached House
- Prime Location
- Off-Road Parking, Garage
- No Chain
- Viewing Recommended

3 bedroom detached house situated in a prime location on the edge of town with off-road parking and garage. **LARGE ENCLOSED REAR GARDEN.** Accommodation comprising entrance hallway, kitchen, lounge diner, 3 bedrooms and family bathroom. Gas central heating, full UPVC double glazed windows, doors and fascias. **NO CHAIN.**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Open porch with external light and through a Georgian style obscure UPVC double glazed door with matching full length glazed panel to the side into:

ENTRANCE HALLWAY

5' 10" x 12' 8" (1.8m x 3.88m) Double wall light, radiator, staircase rising to first floor, BT point, central heating thermostat, under stairs storage cupboard with coat rail, door to:

KITCHEN

9' 10" x 8' 11" (3.0m x 2.74m) UPVC double glazed window to the rear elevation, obscure glazed UPVC double glazed door to the side elevation, skimmed ceiling, centre light point, wall mounted Ideal Classic boiler, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, freestanding Cannon gas cooker, integrated washing machine and refrigerator, door to Lounge Diner.

From the Entrance Hallway a door leads into:



LOUNGE DINER

12' 4" x 23' 7" (3.76m x 7.19m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, UPVC double glazed door and window to the rear elevation, coved ceiling, 2 centre light points, radiator, double radiator, TV point, feature tiled fireplace with fitted gas fire.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 4" x 7' 3" (2.24m x 2.22m) UPVC double glazed window to the side elevation, double wall light, access to loft space, door to:

MASTER BEDROOM

10' 11" x 11' 11" (3.34m x 3.65m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 2

10' 11" x 10' 2" (3.34m x 3.12m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator.

BEDROOM 3

7' 3" x 8' 11" (2.23m x 2.72m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted cupboard with shelving.

FAMILY BATHROOM

5' 7" x 7' 4" (1.72m x 2.25m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, electric wall heater, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with fitted taps.

EXTERIOR

Gravel and concrete driveway providing off-road parking and leading to the:

ATTACHED GARAGE

8' 5" x 16' 1" (2.59m x 4.91m) Up and over door, wooden obscure glazed window to the side elevation, gas meter, electric consumer unit.

BRICK BUILT STORAGE SHED

3' 4" x 6' 3" (1.02m x 1.91m) To the rear of the Garage with power and lighting.

The front garden is mainly laid to lawn with hedged boundaries to the front, paved pathways to the side leading to gated access to the rear of the property.

REAR GARDEN

Concrete patio area, cold water tap, the garden is mainly laid to lawn with a wide range of mature shrubs and trees. Fenced and hedge boundaries to the side and rear elevations.

DIRECTIONS

From the High Bridge in the centre of town proceed southwards along Cowbit Road, continuing for around 600 yards and taking a left hand turning into Balmoral Avenue, first right into Windsor Drive and then right into Sandringham Walk where the property is located.

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).





TOTAL FLOOR AREA: 963 sq ft. (89.5 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls 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 can be given for their condition or efficiency at the time shown. Made with Metaplan 12.022

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band C

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: S10886

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		