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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1C Hereward Road, Spalding PE11 1HG

£350,000 Freehold

- Detached Bungalow
- Lounge with French Doors to the Rear Garden
- 3 Bedrooms, En-Suite
- Gated Off-Road Parking
- Larger than Average Garage

Superbly presented 3 bedroom (1 en-suite) modern detached bungalow with larger than average garage, gated parking and gardens situated in a convenient location close to the town centre. The property was completed in 2016 to a very high standard with gas fired under floor heating throughout and double glazing. Viewing essential.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

PORCH

UPVC double glazed door to the front elevation leading into the entrance hallway.

ENTRANCE HALLWAY

9' 8" x 22' 10" (2.95m x 6.97m) Inset LED lighting, loft access, mains smoke alarm, storage cupboard off housing the gas fired central heating boiler.

LOUNGE

15' 3" x 14' 0" (4.67m x 4.27m) Double aspect windows to the side elevation and french doors to the further side elevation leading into the rear garden. TV and telephone point, skimmed and covered ceiling with centre light points.

KITCHEN/DINING ROOM

15' 7" x 11' 1" (4.77m x 3.40m) 2 x UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation, skimmed and covered ceiling with inset LED lighting and further centre light point, fitted with side range of base and eye level units with preparation



surfaces over tiled splash backs, soft closure cupboards and drawers, integrated dishwasher, integrated fan assisted oven, integrated fridge/freezer, stainless steel sink with chrome mixer tap, integrated Miele dishwasher, integrated microwave oven.

MASTER BEDROOM

13' 6" x 10' 10" (4.13m x 3.31m) With master en-suite, UPVC double glazed window to front elevation, skimmed and coved ceiling with centre light point.

MASTER EN-SUITE SHOWER ROOM

6' 5" x 4' 9" (1.98m x 1.47m) UPVC double glazed window to side elevation, fitted with three piece suite comprising of low level WC, pedestal wash hand basin and corner shower cubicle with fitted main shower, extractor fan and fully tiled walls.



BEDROOM 2

11' 9" x 9' 5" (3.60m x 2.89m) UPVC double glaze window to rear elevation, skimmed and coved ceiling with centre light point.

BEDROOM 3

9' 8" x 9' 3" (2.95m x 2.82m) UPVC double glazed window to side elevation, skimmed and coved ceiling.

FAMILY BATHROOM

6' 11" x 6' 3" (2.13m x 1.91m) With skimmed ceiling and inset LED lighting, fully tiled walls and fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and bath with telephone shower mixer tap, extractor fan and shaver point.



OUTSIDE

The front of the property occupies a good sized plot which is a gravelled driveway and block paving to the front elevation, gated by electric gates to front elevation leading to

GARAGE

10' 0" x 17' 11" (3.06m x 5.48m) Detached brick built garage with electric garage door.

GARDEN

The gardens to the rear is laid to patio and extensive lawn areas to the rear and side elevations. Fenced boundaries to rear and both side elevations and outdoor tap and extensive outdoor lighting.



DIRECTIONS

From the centre of town proceed in a westerly direction along Winover Road, continue over the level crossing then take the third right hand turning into Hereward Road.

AMENITIES

Within walking distance of the town centre, the property is conveniently situated for access to a variety of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



TENURE Freehold

SERVICES TBC

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: 15132

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

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CONTACT

Ground Floor

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		