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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



77 Park Avenue, Spalding PE11 1QX

Guide Price £240,000 Freehold

- No Chain
- 2 Double Bedrooms
- Single Garage and Parking
- Lounge and Dining Room
- Viewing Recommended

Popular location close to the town centre, this individual detached bungalow has accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room, utility room, outer lobby, 2 double bedrooms and shower room. Single garage, multiple off-road parking, mature rear gardens.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with tiled floor leading to an obscure UPVC double glazed door with matching full length obscure glazed panels to both sides into:

ENTRANCE HALL

5' 3" x 15' 5" (1.62m x 4.72m) Textured ceiling, centre light point, telephone point, electric storage heater, storage cupboard off housing hot water cylinder with slatted shelving and storage above. Door to:

MASTER BEDROOM

11' 11" x 11' 8" (3.65m x 3.58m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, fitted furniture with wardrobes and over bed storage unit, 2 bedside cabinets, freestanding wardrobe fitment and dressing table.

From the Entrance Hallway door leads into:



BEDROOM 2

10' 7" x 10' 9" (3.23m x 3.29m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, electric storage heater, fitted bedroom fitment with 2 single wardrobes, 2 bedside cabinets, over bed storage unit.

From the Entrance Hallway door leads into:



SHOWER ROOM

5' 4" x 6' 6" (1.63m x 1.99m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, stainless steel heated towel rail, wall mounted electric heater, fully tiled walls, vinyl plank flooring, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap over and storage cupboard below, shower cubicle with fitted double shower head with fitted thermostatic shower over.

From the Entrance Hallway a glazed door leads into:



DINING ROOM

9' 1" x 11' 10" (2.77m x 3.61m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, electric storage heater, storage cupboard into recess with shelving, square arch into:

LOUNGE

13' 6" x 11' 10" (4.14m x 3.63m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, TV point, feature brick fireplace with tiled hearth, separate brick plinths for TV.

From the Dining Room a wooden glazed door leading into:



KITCHEN BREAKFAST ROOM

11' 7" x 12' 3" (3.54m x 3.75m) UPVC double glazed window to the side elevation, wooden glazed door to the rear elevation, coved and textured ceiling, centre spotlight fitment, fitted with a wide range of base and eye level units, work surfaces over, inset sink with mixer tap, inset Hotpoint Halogen double oven, space for refrigerator, Xpelair extractor fan, wooden glazed door leading into:

OUTER LOBBY

4' 0" x 5' 6" (1.23m x 1.68m) UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, wooden door to:





UTILITY ROOM

5' 0" x 6' 9" (1.54m x 2.06m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, fitted Belfast sink with taps, plumbing and space for washing machine, space for tumble dryer and freezer.

EXTERIOR

Dwarf brick wall, wrought iron gate, concrete driveway with shrub borders leading to the Garage.

Side access wooden gate leading into rear garden.

GARAGE

7' 6" x 15' 11" (2.29m x 4.87m) Up and over door to the front elevation, side access door into garden.

REAR GARDEN

Wooden garden shed. Concrete patio area, external lighting, gravelled area, extensive lawned area to the rear with a wide range of mature shrub and tree borders to the sides, hedged boundaries to the rear elevation.

SERVICES

Mains water, electricity, gas and drainage.

The meter is in the cupboard in the Dining Room. The gas supplies a gas fire in the Living Room. All heating and water is currently electrically run.

DIRECTIONS

From the centre of Spalding proceed in a easterly direction along Winsover Road, continue over the level crossing and turn immediately right into Park Road. Take the third left hand turning into Park Avenue.

AMENITIES

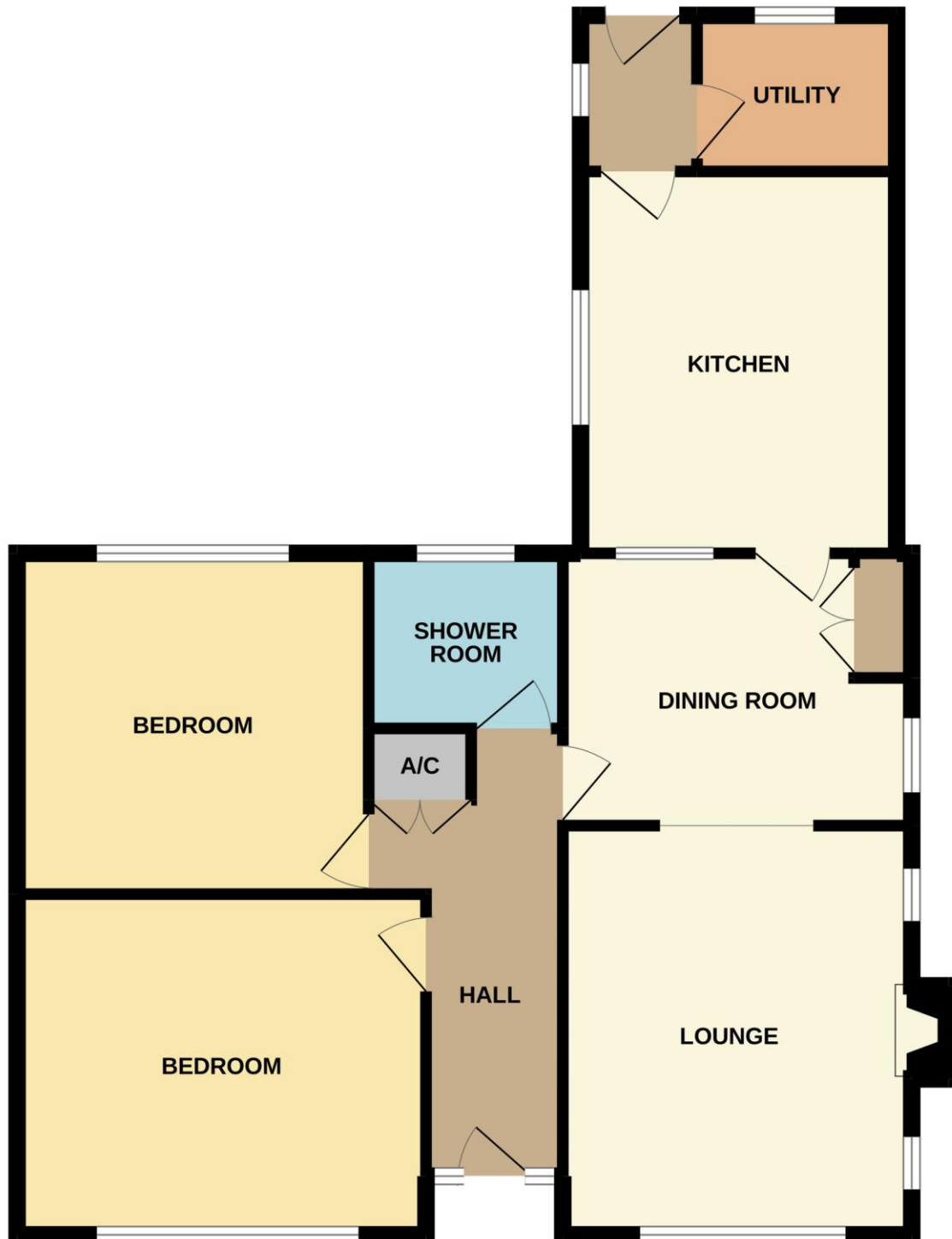
Spalding town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 19 miles from the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.







GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S10993

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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