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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



3 Farrier Way, Spalding, PE11 3GG

**GUIDE PRICE - £239,995 Freehold**

- Semi-Detached Bungalow
- 2 Bedrooms
- Conservatory
- Recently Refitted Shower Room
- Gas Central Heating

Superbly presented 2 bedroom semi-detached bungalow situated in a prime location of Spalding close to local amenities.

Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, 2 bedrooms and shower room. Low maintenance front and rear gardens, single garage, alarm.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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**ACCOMMODATION**

Side Entrance of UPVC construction with UPVC double glazed door leading into:

**ENTRANCE PORCH**

4' 6" x 4' 9" (1.38m x 1.45m) Lighting, tiled flooring, wooden obscure double glazed door leading into:

**ENTRANCE HALLWAY**

3' 7" x 13' 4" (1.11m x 4.07m) Coved and textured ceiling, centre light point, smoke alarm, access to loft space, alarm sensor control, radiator, storage cupboard off housing hot water cylinder with slatted shelving, door to:

**LOUNGE**

10' 9" x 16' 3" (3.28m x 4.96m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, telephone point, feature fireplace with wooden surround, marble insert and hearth with fitted gas coal effect fire.





#### **KITCHEN DINER**

11' 1" x 13' 8" (3.38m x 4.18m) UPVC double glazed window to the rear elevation, wooden obscure double glazed door to the rear elevation leading into Conservatory, radiator, central heating controls, coved and textured ceiling, strip light, fitted with a wide range of base and eye level units, work surfaces over, inset sink with mixer tap, tiled splashbacks, space for fridge freezer, plumbing and space for washing machine, space for electric cooker, extractor hood over.

#### **CONSERVATORY**

9' 10" x 13' 2" (3.0m x 4.02m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC sliding patio doors to the rear elevation, Flotex flooring, wall lighting, power points, TV aerial.

From the Entrance Hallway a door leads into:

#### **MASTER BEDROOM**

9' 11" x 11' 11" (3.03m x 3.65m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre fan light, radiator, TV point, fitted bedroom furniture with 2 glass sliding full length doors with hanging rail and shelving, built-in double door wardrobe, 1 bedside cabinet and 1 double chest of drawers.

#### **BEDROOM 2**

8' 0" x 9' 2" (2.45m x 2.80m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted furniture with 2 single wardrobes and over bed storage units.

#### **RECENTLY REFITTED SHOWER ROOM**

4' 10" x 7' 5" (1.49m x 2.28m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, inset LED lighting, extractor fan, shaver point, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and medicine cabinet over, fully tiled shower cubicle with fitted thermostatic shower over.

#### **EXTERIOR**

Block paved driveway with multiple off-road parking and wrought iron gated access into further parking area leading to the Garage. Extensive lantern lighting.

The front garden is laid to gravel with paved pathways

Side access wooden gate into:

#### **REAR GARDEN**

Extensive flagstone patio area, cold water tap, the garden has shrub borders. Wooden garden shed with electricity, lighting and power.

#### **GARAGE**

9' 0" x 18' 5" (2.75m x 5.62m) Wooden side access door, up and over door, power and lighting, shelving, storage into eaves, separate electric consumer unit, alarm sensors.

#### **DIRECTIONS**

From Spalding proceed in a westerly direction along Winsor Road, continue into Bourne Road and turn left at the traffic lights into The Broadway. Take a left hand turning into Farrier Way.

#### **AMENITIES**

The property is situated on the western outskirts of Spalding, which offers a wide range of facilities including various shops, banks, public houses, restaurants, primary, and secondary schools, churches, sports clubs etc. 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



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

#### Ref: S11036

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.

#### ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		