

EST 1770



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## 'Orchards', Pecks Drove West, Spalding PE12 6BH

**GUIDE PRICE - £269,995 Freehold**

- 2 Bedroom Bungalow
- Gas Central Heating
- Superbly Presented
- Extensive Off-Road Parking
- Viewing Recommended

Superbly presented 2 bedroom detached bungalow situated in a prime location on the edge of town. Accommodation comprising entrance hallway, lounge, kitchen breakfast room, shower room and 2 double bedrooms. Mature rear gardens to the rear, extensive gravelled driveway. Full UPVC double glazed windows and doors, fascias and guttering.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406





**ACCOMMODATION**

Leaded obscure composite door with matching UPVC obscure glazed panels to the side leading into:

**ENTRANCE HALLWAY**

5' 2" x 16' 2" (1.60m x 4.95m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, radiator, tiled flooring, central heating controls, door to:

**FORMAL LOUNGE**

12' 6" x 14' 0" (3.83m x 4.27m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, 2 double radiators, TV point, Kamdean flooring, dimmer switch.

From the Entrance Hallway a door leads into:

**KITCHEN BREAKFAST ROOM**

9' 5" x 12' 5" (2.89m x 3.79m) UPVC double glazed window to the rear elevation, obscure composite door to the rear elevation, skimmed and



coved ceiling, centre light point, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset enamel sink with mixer tap, plumbing and space for washing machine, space for fridge, space for freezer, integrated ceramic hob with extractor hood over, integrated Belling double fan assisted stainless steel oven.

From the Entrance Hall a door leads into:

#### **SHOWER ROOM**

6' 8" x 6' 4" (2.05m x 1.95m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, vinyl floor covering, fully tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, double shower cubicle with glass sliding doors and fitted the mostatic shower over.

#### **MASTER BEDROOM**

10' 11" x 12' 6" (3.34m x 3.83m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

#### **BEDROOM 2**

9' 6" x 14' 0" (2.90m x 4.28m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, Carbon Monoxide detector, access to loft space, radiator, double door cupboards fitted into recess housing gas boiler, radiator and slatted shelving. Further cupboard with shower switch.

#### **EXTERIOR**

Extensive gravelled driveway with turning bay providing multiple off-road parking for vehicles with gravelled and shrub borders.

Wooden side access gate leading into rear garden.

#### **REAR GARDEN**

Extensive lighting, cold water tap, paved pathways, patio area, wooden summerhouse, the garden is mainly laid to lawn with a wide range of mature shrubs and trees.

There is a further patio area and wooden garden shed to the side.

#### **DIRECTIONS**

From the High Bridge proceed into Church Street and take the second right hand turning into Stonegate. After passing the High School proceed straight on at the crossroads into Clay Lake and after passing Cameron Drive follow the road round then turn left into Pecks Drove West and the property is situated on the left hand side.

#### **AMENITIES**

The local primary school and Tesco Convenience Store are within easy walking distance of the property and the town centre is approximately three quarters of a mile distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.





**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

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: S11040**

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**

R. Longstaff & Co.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

**CONTACT**

T: 01775 766766  
 F: 01775 762289  
 E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35   F	
1-20	G		

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