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Longstaff[®]

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2a Osier Road, Spalding PE11 1UU

GUIDE PRICE - £220,000 Freehold

- No Chain
- Central Town Location
- 2 Bedrooms
- Open Plan Living/Dining/Kitchen
- Just Over 5 Years Old

Superbly presented and highly individual Eco style property situated in town location with driveway. Accommodation comprising cloakroom, open plan kitchen/dining/living area with open arch into lounge to the ground floor; 2 bedrooms and bathroom to the first floor. Easy maintenance garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

Side entrance through a solid composite door into:

OPEN PLAN KITCHEN/DINING/LIVING AREA**OPEN PLAN KITCHEN/DINING**

16' 8" x 13' 9" (5.10m x 4.21m) 2 full length UPVC double glazed windows to the front elevation, further UPVC double glazed window to the front elevation, vaulted skimmed ceiling, 2 UPVC double glazed windows to the side elevation, 3 centre light fittings, plank effect flooring. Kitchen is fitted with a wide range of base and eye level units with solid wood block worktops over, splashbacks, inset one and a quarter bowl sink with mixer tap, instant hot water tap, integrated appliances including fridge, freezer, washing machine, Belling induction ceramic hob with stainless steel canopy extractor hood over, Beko stainless steel fan assisted oven, Lamona microwave combination oven. Opening into:



LIVING AREA

15' 3" x 16' 0" (4.67m x 4.89m) Full length UPVC double glazed window to the side elevation, full length UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, tiled plank flooring with under floor heating, TV point, telephone point, controls for under floor heating, fitted multi fuel burner, storage cupboard under stairs housing meters, tank and Carbon Monoxide detector.

From the Kitchen Area a door leads into:



CLOAKROOM

4' 5" x 5' 7" (1.36m x 1.71m) Full length obscure UPVC double glazed window to the front elevation, skimmed ceiling, centre light, tiled plank flooring with under floor heating, medicine cabinet, further storage off housing electric consumer unit. Fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.

From the Kitchen Area a square arch leads into:

LOUNGE (RECEPTION ROOM 2)

10' 10" x 12' 2" (3.31m x 3.72m) 2 UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the side elevation, 2 UPVC double glazed windows to the side elevation, vaulted skimmed ceiling, inset LED lighting, double radiator, TV point, ceramic tiled flooring.

Staircase rises to:

FIRST FLOOR GALLERIED LANDING

5' 8" x 14' 11" (1.75m x 4.57m) UPVC double glazed full length window to the side elevation, skimmed ceiling, centre light point, smoke alarm, door to:

BEDROOM 1

9' 1" x 10' 0" (2.78m x 3.07m) UPVC double glazed window to the rear elevation, double radiator, skimmed ceiling, inset LED lighting, TV point, telephone point, sliding doors leading into Bedroom 2.

From the Landing a door leads into:

BEDROOM 2

9' 2" x 9' 11" (2.80m x 3.03m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, TV point, double radiator.

BATHROOM

5' 6" x 7' 7" (1.68m x 2.33m) Obscure UPVC double glazed window to the front elevation, skimmed sloping ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap over, bath with mixer tap and fitted thermostatic double shower over.

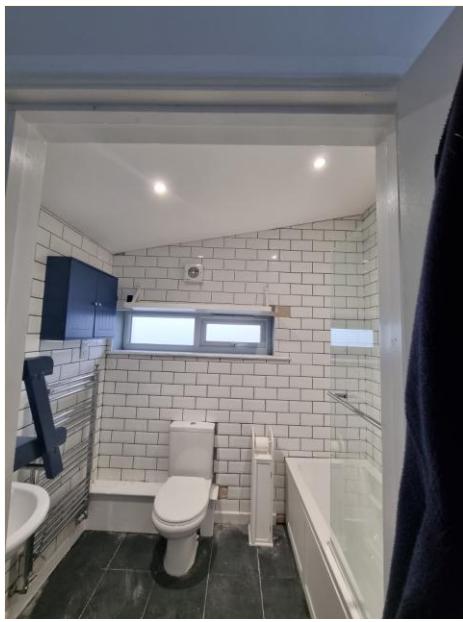
EXTERIOR

Driveway providing off-road parking for vehicle.

The garden is fully fenced with patio area, turfed, external lighting, cold water tap, garden shed.

DIRECTIONS



**TENURE**

Freehold

SERVICES

Mains water, electricity and drainage. Under floor heating. Electric Air Source Heat Pump.

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: S11054

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		91 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		