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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



127 Albion Street, Spalding PE11 2BA

£245,000 Freehold

- Town Location
- Generous Sized Rear Garden
- No Onward Chain
- Requires Some Updating and Modernisation
- Viewing Recommended

3/4 bedroom detached house convenient for Spalding town centre and close to the River Welland. Generous sized established private rear gardens, driveway and garage. Entrance hall, lounge, dining room, garden room, kitchen, breakfast room and utility room to the ground floor; 3 bedrooms, bathroom and first floor bed/sitting room with en-suite shower room to the first floor. Requires some updating and modernisation hence the attractive Guide Price. No Onward Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Pair of UPVC obscure glazed entrance doors opening into:

ENTRANCE PORCH

Ceiling light, obscure glazed inner door with similar side panel to:

RECEPTION HALL

8' 2" x 7' 8" (2.51m x 2.34m) Pendant light fitment, coved cornice, smoke alarm, radiator, staircase off, arch to:

INNER LOBBY

Radiator, direct access into:



KITCHEN

7' 8" x 9' 3" (2.34m x 2.84m) UPVC window to the rear elevation, fitted base cupboards and drawers, roll edged worktops with inset single drainer resin sink unit with mono block mixer tap, tiled splashbacks, eye level wall cupboards, Zanussi 3 speed cooker hood above the Neff halogen hob with fitted Neff electric oven beneath, intermediate wall tiling, matching eye level wall cupboards, end display shelves, coved cornice, ceiling light, floor mounted Worcester oil fired central heating boiler.



WALK-IN PANTRY

Coat hooks, shelf, electricity meter, fuse box and water softener.

BREAKFAST ROOM

8' 7" x 7' 10" (2.62m x 2.41m) Accessed off the Kitchen through a square arch with UPVC side window, fluorescent strip light, telephone point, door to:

UTILITY ROOM

8' 0" x 5' 9" (2.46m x 1.76m) minimum Roll edged worktop with inset single drainer stainless steel sink unit with hot, cold and soft water taps, cupboard beneath, plumbing and space for washing machine, space for tumble dryer, fully tiled walls, tiled floor, eye level wall cupboard, ceiling light, aluminium framed obscure glazed external entrance door with side window.

Also from the Inner Lobby a multi pane obscure glazed door opens into:

SITTING ROOM

15' 4" x 11' 4" (4.69m x 3.46m) UPVC window to the side elevation, coved cornice, ceiling light, radiator, ornamental fireplace with electric fire and display cabinets, wall light, square arch with fitted blind opening into:

DINING ROOM

11' 3" x 11' 5" (3.45m x 3.48m) UPVC window to the front elevation, ceiling light, coved cornice, radiator.

Also from the Lounge a pair of obscure glazed aluminium framed sliding doors open into:

GARDEN ROOM

8' 8" x 7' 7" (2.66m x 2.32m) Fluorescent strip light, UPVC windows to both side elevations, glazed UPVC external entrance door, UPVC sliding doors opening on to the patio.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

Access to loft space, coved cornice, ceiling light, built-in Airing Cupboard, doors arranged off to:





BEDROOM 1

14' 11" x 11' 5" (4.56m x 3.48m) UPVC window to the front elevation, radiator, coved cornice, ceiling light.

BEDROOM 2

11' 11" x 11' 4" (3.65m x 3.46m) UPVC window to the rear elevation, ceiling light, coved cornice, radiator.

BEDROOM 3

10' 11" maximum x 7' 9" (3.34m maximum x 2.37m) UPVC window to the front elevation, radiator, coved cornice, ceiling light.



BATHROOM

5' 9" x 7' 8" (1.77m x 2.34m) maximum Fully tiled walls, fitted three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, ceiling light, obscure glazed UPVC window.

Also from the Landing an obscure glazed sliding door opens into:

BED SITTING ROOM (BEDROOM 4)

22' 6" x 7' 9" (6.87m x 2.37m) 4 wall lights, coved cornice, UPVC windows to the front and side elevations, TV point, telephone point, 2 wall heaters, door to:



EN-SUITE SHOWER ROOM

6' 7" x 7' 10" (2.01m x 2.40m) Modern three piece suite comprising shower cabinet with fitted shower, low level WC, hand basin set within vanity storage unit with cupboards beneath, fully tiled walls, radiator, ceiling light, obscure glazed aluminium framed window to the rear, obscure glazed UPVC window to the side elevations.

EXTERIOR

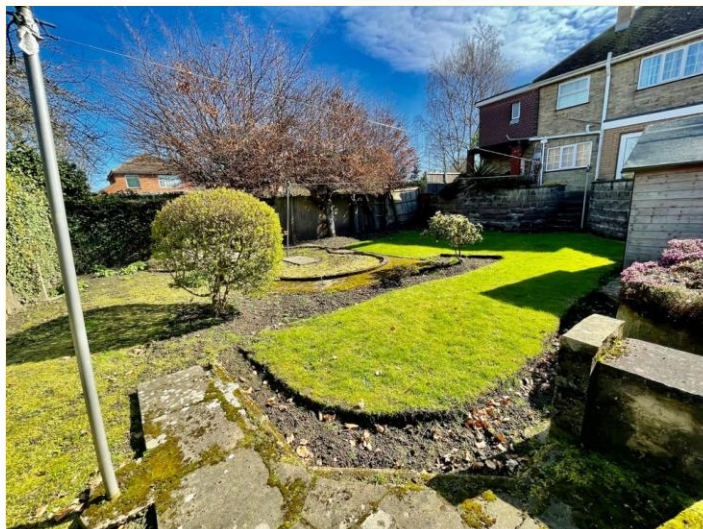
At the front of the property there is a neat gravelled garden with established stocked borders with a variety of shrubs, plants and bushes. There is a low retaining capped brick wall to the front boundary and double wrought iron gates with a side hand gate opening on to the block paved driveway with parking for one car and in turn giving access to:

INTEGRAL GARAGE

15' 10" x 8' 1" (4.83m x 2.48m) Up and over door, concrete floor, fluorescent strip light, double power points.

There is a hand gate to the right hand side of the Garage leading to a small Perspex covered area with further block paving, access to the back door with outside light and this continues round to:





ESTABLISHED REAR GARDEN

Of generous dimensions for a town property, to the rear of the house there is a semi covered area with a modern oil storage tank, shaped paved patio and 6 steps down to the established garden mainly laid to lawn with established borders, small raised pond and close boarded timber fencing to the side and rear boundaries. Backing on to bungalows, the rear is extremely private and the property faces east (front) and west (rear) and therefore enjoying lots of afternoon sunshine and into the evening in the rear garden.

DIRECTIONS

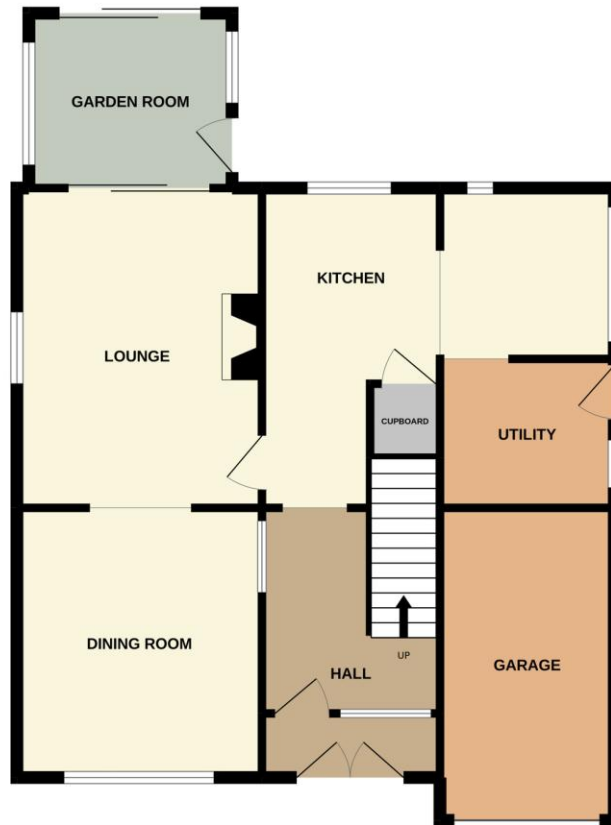
From the Agents offices proceed along New Road continue over the traffic lights into Westlode Street and at the junction at the end veer left into Albion Street. Proceed without deviation almost up to the roundabout and the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES

The town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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

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: S11052

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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