

EST 1770



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



## 23 The Grove, Market Deeping PE6 8AW

**GUIDE PRICE - £249,995 Freehold**

- No Chain
- 2 Bedrooms
- Town Location
- Recently Refitted Kitchen and Bathroom
- Viewing Recommended

Well presented, spacious 2 bedroom detached bungalow situated in popular town location. Accommodation comprising entrance hall, lounge diner, RECENTLY REFITTED kitchen, 2 double bedrooms, RECENTLY REFITTED family bathroom and utility room. Gardens to the front and rear, multiple off-road parking, garage. NO CHAIN.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### **ACCOMMODATION**

To the side of the property there is an open porch with an obscure UPVC double glazed door with matching obscure full length panels to the side leading into:

#### **ENTRANCE HALLWAY**

6' 9" x 20' 7" (2.07m x 6.29m) at the widest point. Coved and textured ceiling, 2 centre light points, access to loft space, storage cupboard off housing hot water cylinder with slatted shelving, further double door storage cupboard, electric storage heater, telephone point, door to:

#### **LOUNGE**

15' 7" at the widest point x 19' 3" (4.75m at the widest point x 5.88m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, 2 centre light points, TV point, feature brick fireplace with wooden mantle with fitted electric coal effect fire, electric storage heater, BT point, door to:



#### RECENTLY REFITTED KITCHEN

10' 3" x 9' 4" (3.14m x 2.85m) UPVC double glazed window to the front and rear elevations, fully tiled walls, textured ceiling, strip light, vinyl floor covering, fitted with a wide range of base and eye level units with work surfaces over, inset one and a quarter bowl sink with mixer tap, integrated ceramic hob, integrated stainless steel fan assisted double oven.

From the Entrance Hallway door into:

#### UTILITY ROOM/WASH ROOM

6' 4" x 9' 7" (1.95m x 2.93m) UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, skimmed ceiling, strip lighting, vinyl floor covering, fully tiled walls, plumbing and space for washing machine, space for fridge and freezer, stainless steel heated towel rail, fitted Belfast sink with taps.

From the Entrance Hallway a door leads into:

#### FAMILY BATHROOM

8' 10" x 8' 6" (2.70m x 2.61m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, electric storage heater, fully tiled walls, vinyl floor covering, heated with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and grab rail, fully tiled shower enclosure with fitted Mira Sport power shower over.

From the Entrance Hallway door leads into:

#### MASTER BEDROOM

9' 11" x 12' 5" (3.04m x 3.80m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, electric storage heater.

#### BEDROOM 2

9' 11" x 11' 1" (3.04m x 3.38m) UPVC double glazed window to the side elevation, textured ceiling, centre light point, electric wall heater.

#### EXTERIOR

Dwarf brick wall with opening into driveway. The garden is mainly laid to lawn with paved pathways. Side concrete driveway providing multiple off-road parking for vehicles. Lighting, cold water tap.

#### REAR GARDEN

Mainly laid to lawn with a wide range of mature shrub and tree borders, wooden garden shed.

#### BLOCK GARAGE

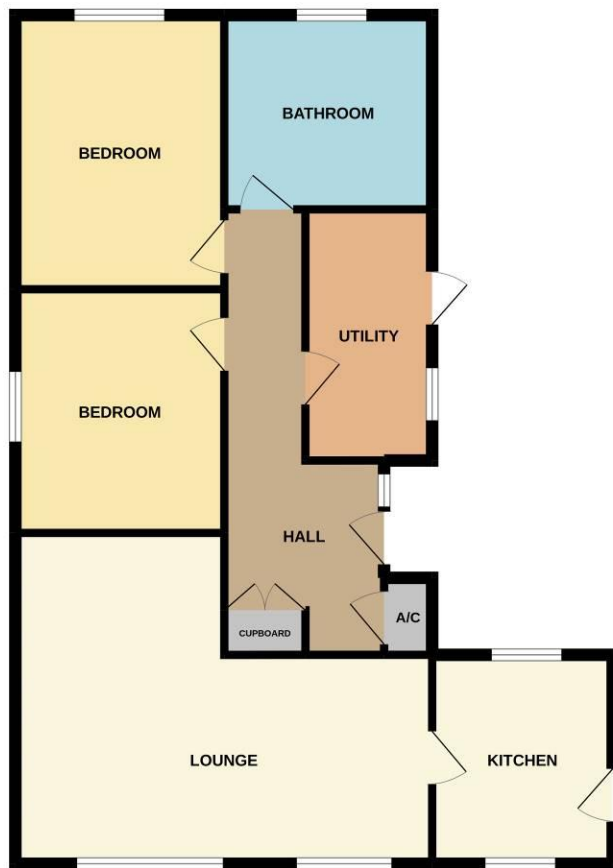
Double wooden doors to the front elevation, power and lighting.

#### DIRECTIONS

From Spalding proceed in a southerly direction along the Market Deeping road continue through Deeping St. Nicholas and Hop Pole to the roundabout. Take the second exit on to Peterborough Road B1524 proceed along here and then turn left on to The Grove.



GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

#### TENURE

Freehold

#### SERVICES

All Mains

#### 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: S11060

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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