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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



40 Leidenfields, Spalding PE11 3EQ

GUIDE PRICE - £95,000 Leasehold

- Semi-Detached Bungalow
- Lounge, Kitchen
- Bedroom, Shower Room
- For the Over 55's
- No Chain

Semi-detached Bungalow in Modern Courtyard Development for the over 55's. Immediate Vacant Possession. Communal Garden Areas and Allocated Parking Space, Gas Central Heating, Accommodation comprising hall, lounge, kitchen, bedroom and bathroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

ENTRANCE PORCH

Half glazed entrance door to:

HALL

Power point, radiator, central heating thermostat, smoke detector, coved and artexed ceiling.

LOUNGE

12' 9" x 10' 9" (3.9m x 3.3m) Stoves effect electric heater set in tiled fireplace with wooden fire surround, telephone point, radiator, power points, TV aerial point, coved and artexed ceiling.



KITCHEN

8' 2" x 7' 6" (2.5m x 2.3m) Floor and wall units, work surface with inset stainless steel single drainer sink, space and plumbing for automatic washing machine, gas and electric cooker points, power points, radiator, tiled surrounds, Challenger gas fired boiler heating domestic hot water and radiators, breakfast bar, coved and artexed ceiling.

BEDROOM

12' 9" x 8' 10" (3.9m x 2.7m) Radiator, power points, Airing Cupboard housing insulated hot water cylinder with immersion heater, coved and artexed ceiling.

SHOWER ROOM

Suite comprising of shower cubicle with shower over, pedestal wash basin and low level WC, part tiled walls, wall mounted Dimplex electric heater, coved and artexed ceiling.

EXTERIOR

The bungalow is set in a small square of similar properties and has a parking area with 1 dedicated parking space to the front. There is a gravelled garden to the side with shrubs.

TENURE

Leasehold with vacant possession upon completion. A maintenance fee of £90 per month (this includes ground rent) is payable which also includes outside lighting, maintenance of communal areas etc.

DIRECTIONS

Leave the town along Winsover Road, go over the level crossing and turn immediately to the left into St Johns Road and go to the junction with Hawthorn Bank. Turn left into Hawthorn Bank, then right into The Parkway, turn right into Rembrandt Way and left into Leidenfields.

AMENITIES

Spalding has a full range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. 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).

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



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA - 465 sq.ft. (43.2 sq.m.) approx.
While 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 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.
Made with MapSource CS2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Leasehold

SERVICES

All mains services connected to the property.

COUNCIL TAX BAND

Band A

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: S11077

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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