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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



80 Edinburgh Drive, Spalding PE11 2RT

GUIDE PRICE - £244,995 Freehold

- Popular Location
- 2 Double Bedrooms
- Gas Central Heating (Recently Fitted Boiler)
- No Chain
- Viewing Recommended

Extended 2 bedroom detached bungalow situated in a prime location close to the town centre. Accommodation comprising entrance hallway, lounge diner, kitchen, 2 double bedrooms and shower room. Garage, superbly presented mature rear garden. Gas central heating (recently fitted boiler). Full UPVC double glazed windows, doors and fascias. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with external lighting and door bell and through an obscure UPVC double glazed door with matching UPVC obscure full length panels to both sides into:

ENTRANCE HALLWAY

5' 3" x 14' 3" (1.62m x 4.35m) Coved and textured ceiling, centre light point, access to loftspace, smoke alarm, radiator with fitted cover, built-in storage cupboard housing hot water cylinder with slatted shelving. Door to:

MASTER BEDROOM

11' 8" x 11' 9" (3.58m x 3.59m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light points, dimmer switch control, radiator, telephone point.



BEDROOM 2

10' 7" x 10' 9" (3.23m x 3.29m) Aluminium double glazed sliding patio doors to the rear elevation, coved and textured ceiling, centre light point, radiator.

SHOWER ROOM

7' 2" x 6' 6" (2.20m x 1.99m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight, radiator, fully tiled walls, vinyl floor covering, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with mixer tap and medicine cabinet over, fully tiled shower enclosure with fitted thermostatic shower over, cupboard with shelving.

From the Entrance Hallway door to:

LOUNGE DINER

12' 1" x 22' 10" (3.69m x 6.98m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, 3 wall lights to Lounge area, central light point with decorative ceiling rose to the Dining area, dimmer switch control, radiator, double radiator, TV point, telephone point, feature fireplace with wooden surround, marble insert and hearth with fitted electric coal effect fire. Door to:



KITCHEN

9' 11" x 9' 6" (3.03m x 2.91m) UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, obscure UPVC double glazed door to the rear elevation, centre spotlight fitting, double radiator, fitted with a wide range of base, eye level and drawer units, work surfaces over, inset enamel sink with mixer tap, tiled splashbacks, wall mounted Worcester boiler with central heating controls, slot-in electric Hot Point cooker, space for automatic washing machine, space for fridge.

EXTERIOR

Dwarf brick wall with pedestrian gate and tarmac driveway providing multiple off-road parking for vehicles. Side access wooden gate leading into rear garden.



GARAGE

8' 2" x 19' 11" (2.49m x 6.09m) Electric consumer unit board, gas meter, power points, lighting, up and over door, fitted work bench and units, rear access wooden door leading into rear garden.

REAR GARDEN

Superbly presented gardens with raised shrub borders, extensive patio area, gravelled area, mainly laid to lawn with a wide range of mature shrubs and trees. Glasshouse, wooden garden shed, external lighting, cold water tap, covered pergola, seating area.



DIRECTIONS

From the centre of town at the High Bridge proceed along the eastern side of the River Welland in a southerly direction along Cowbit Road and take a left hand turning into Balmoral Avenue. Take the third right hand turning into Edinburgh Drive where upon the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES

Local shops, schools and the town centre are all within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, weights 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 the prospective purchaser. The services, systems and appliances shown hereon have been noted and the guarantee is to not be regarded as effective in any way.
Made with SketchUp 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

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: S11102

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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