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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Low Winds, Horseshoe Road, Spalding PE11 3BE

Guide Price £320,000 Freehold

- Semi-Rural Location
- Spacious Accommodation
- 2 Garages
- Good Sized Plot
- Multiple Off-Road Parking

** Viewing essential to appreciate the size of the accommodation offered
** Deceptively spacious detached bungalow situated in a semi-rural location with accommodation comprising entrance hallway, lounge, dining room, master bedroom, bedroom/study, RECENTLY REFITTED shower room, kitchen diner and cloakroom to the ground floor; 2 bedrooms to the first floor. Multiple off-road parking, 2 garages. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Side entrance with lantern lighting, UPVC obscure double glazed door with matching full length obscure glazed panels to both sides into:

ENTRANCE HALLWAY

17' 3" x 16' 2" (5.26m x 4.93m) Coved and textured ceiling, 3 centre light points, smoke alarm, double radiator, staircase rising to first floor, walk-in storage cupboard housing coat rails, door to:

MASTER BEDROOM

11' 6" x 14' 11" (3.53m x 4.57m) Aluminium UPVC double glazed windows to the front elevation, coved and textured ceiling, 2 centre light points, radiator, TV point, fitted furniture comprising 3 double wardrobes (depth of 0.58m), built-in dressing table with 6 drawers and mirror over.

From the Entrance Hallway a door leads into



DINING ROOM

12' 1" x 18' 5" (3.69m x 5.63m) Aluminium double glazed window to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, centre light point, 2 wall lights, radiator, TV point, feature tiled fireplace (previously open fire).



BEDROOM/STUDY

10' 3" x 12' 0" (3.14m x 3.67m) Aluminium double glazed window to the side elevation, coved ceiling, centre spotlight fitment, radiator, BT point, vinyl plank flooring.

SHOWER ROOM (RECENTLY REFITTED)

7' 2" x 11' 9" (2.20m x 3.60m) Aluminium obscure double glazed window to the side elevation, skimmed ceiling, inset LED lighting, fully tiled walls, tiled floor, heated towel rail, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bidet, fully tiled walk-in shower enclosure with double shower head and further shower attachment tap. Storage cupboard off housing tank and slatted shelving.



LOUNGE

19' 9" x 18' 5" (6.04m x 5.62m) Aluminium double glazed window to the side elevation and rear elevations, aluminium sliding patio doors to the rear elevation, coved ceiling, 2 centre light points, 4 wall lights, double radiator, TV point, feature brick fireplace with side plinths, wooden mantle and marble hearth, door to:

KITCHEN DINER

9' 5" x 19' 8" (2.89m x 6.0m) 2 aluminium double glazed windows to the side elevation, wood panelled beamed ceiling, 2 centre strip lights, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset sink with mixer tap, eye level Stoves double fan assisted oven, Stoves 4 ring gas hob, extractor hood over, wall mounted Worcester Bosch gas boiler, Hotpoint fridge freezer, Bosch dishwasher, John Lewis washing machine and microwave included in the sale. Obscure aluminium double glazed door into:



REAR LOBBY

8' 0" x 9' 10" (2.44m x 3.02m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, door into:

CLOAKROOM

2' 11" x 4' 2" (0.90m x 1.29m) Obscure UPVC double glazed window to the front elevation, wood panelled ceiling, centre light point, fully tiled walls, fitted with a low level WC.



From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

Textured ceiling, centre light point, aluminium glazed window to the side elevation, door to:



BEDROOM 2

9' 4" x 13' 8" (2.85m x 4.19m) Skimmed ceiling, centre light point, TV point, storage off into eaves.

BEDROOM 3

7' 1" x 13' 8" (2.18m x 4.19m) Aluminium double glazed window to the side elevation, skimmed ceiling, centre light point, storage off into eaves.

EXTERIOR

In and out block paved driveway with gravelled area to the front. There is also further off-road parking to the side elevation.

GARAGE

14' 0" x 21' 6" (4.27m x 6.56m) Electric roller door to the front elevation, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation accessing rear garden, work bench, power points, electric consumer unit.

REAR GARDEN

Brick wall and fencing, low maintenance garden comprising raised flagstone patio area, further patio area, gravelled beds, shrub borders and small lawn. 2 cold water taps.

FURTHER GARAGE

9' 6" x 17' 9" (2.9m x 5.43m) Up and over door, gas meter, electric consumer unit, UPVC double glazed window to the rear elevation, power and lighting.

DIRECTIONS

Leave Spalding along Winsover Road turning into Bourne Road. At the traffic lights take a left hand turning into Broadgate, follow the road down and then take a right hand turning into Horseshoe Road. Follow the road down, over the train crossing and proceed for half a mile and the property is located on the right hand side.

AMENITIES

Spalding town centre is approximately 2 miles from the property and offers a range of shopping, banking, leisure, commercial and educational facilities. The cathedral city of Peterborough is approximately 17 miles to the south and has a fast train link with London Kings Cross minimum journey time 50 minutes.







GROUND FLOOR
1,753 sq.ft. (162.9 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Gas central heating. Private drainage.

COUNCIL TAX D

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: S11125

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

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.co.uk
 www.longstaff.co.uk

