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17 Churchill Drive, Spalding PE11 2RL

Offers Invited £375,000 Freehold

- Superb Location
- Recently Refurbished Accommodation
- Good Sized Plot
- Gas Central Heating
- Full UPVC Double Glazing

Superbly presented 3-bedroom detached bungalow situated close to town in a popular location. Recently refurbished accommodation comprising entrance hallway, lounge, dining room, kitchen diner, sunroom, 3 good sized bedrooms and family bathroom with four-piece suite. Single attached garage, multiple off-road parking and generous sized garden. Must

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscure leaded UPVC double glazed door with matching full length glazed panel to the side leading into:

ENTRANCE PORCH

Skimmed ceiling, oak flooring, solid oak glazed door leading into:

L SHAPED ENTRANCE HALLWAY

Skimmed and coved ceiling, inset LED lighting, fitted double door oak cupboard with shelving and fitted Vaillant gas boiler (recently fitted), oak flooring, part wood panelled to walls, radiator, central heating controls, solid oak door to:



MASTER BEDROOM

13' 0" x 10' 10" (3.98m x 3.31m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted wardrobes into recess.

BEDROOM 2

11' 5" x 10' 10" (3.48m x 3.32m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, fitted wardrobes into recess.

BEDROOM 3

9' 7" x 10' 7" (2.94m x 3.25m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, 2 single wardrobes with over bed storage units, 2 wall lights.

REFITTED FAMILY BATHROOM

2 obscure UPVC double glazed windows to the rear elevation, skimmed and coved ceiling, inset LED lighting, built-in extractor fan, oak flooring, radiator, fully tiled walls, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bath with mixer tap, fully tiled walk-in shower enclosure with fitted double shower head with thermostatic shower.

From the Entrance Hall a solid oak glazed door leading into:

KITCHEN DINER

11' 3" x 13' 6" (3.45m x 4.13m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, radiator, wooden glazed door off leading into Sun Room. Recently refitted with a wide range of base, eye level, drawer and glazed units, tall boy unit, under cabinet lighting, inset stainless steel sink with mixer tap, integrated stainless steel AEG 5 ring gas hob, Zanussi stainless steel canopy extractor hood over, integrated eye level Zanussi double fan assisted oven with built-in plate warming drawer, further fan assisted oven, space for washing machine, space for tumble dryer, space for fridge freezer.

SUN ROOM

11' 8" x 11' 5" (3.58m x 3.50m) UPVC double glazed windows to both side elevations, UPVC double glazed French doors to the rear elevation, solid oak flooring, centre light point.

From the Main Entrance Hallway a solid oak glazed door leads into:



LOUNGE

16' 4" x 13' 0" (4.98m x 3.98m) Skimmed and covered ceiling, centre light point, UPVC double glazed leaded bay window to the front elevation, double radiator, oak flooring, recently fitted fireplace with solid oak surround, marble insert and hearth with fitted coal effect gas fire, TV point, telephone point, opening into:

DINING ROOM

Skimmed and coved ceiling, centre light point, UPVC double glazed window to the rear elevation, double radiator, oak flooring. Solid oak glazed door into Kitchen Diner.

EXTERIOR

To the front of the property it is mainly laid to lawn with shrub borders, driveway to the side and flagstone pathways round the property.

ATTACHED GARAGE

19' 0" x 9' 6" (5.8m x 2.9m) Up and over door, power and lighting, rear personnel door.

Access is gained to the left hand side of the bungalow where there is a service path and a continuation of the lawned garden continuing round to:

REAR GARDEN

4 outdoor sockets. The garden is mainly laid to lawn with a wide range of shrub and tree borders. Extensive flagstone patio area, cold water tap, lighting, further flagstone patio area to the right-hand corner. Wooden garden shed.





DIRECTIONS

From the High Bridge in the centre of town proceed in a southerly direction along the eastern side of the River Welland along Cowbit Road. Continue for half a mile turning left into Churchill Drive and the property is located on the left-hand side.

AMENITIES

The town centre is a pleasant walk from the property and offers a full range of shopping, banking, leisure, commercial, medical and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast link with London's Kings Cross minimum journey time 48 minutes.





TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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



AVAILABLE ON OUR WEBSITE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	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: S11138

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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