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



34 Franklin Drive, Spalding PE11 2GF

**GUIDE PRICE - £205,000 Freehold**

- Semi-Detached House
- 3 Bedrooms
- Conservatory
- Multiple Off Road Parking
- Gas Central Heating – New Boiler Fitted June 2023

Well presented 3 bedroom semi-detached house situated close to town. Accommodation comprising entrance hallway, cloakroom, lounge, dining room, kitchen, conservatory, 3 bedrooms and bathroom. Enclosed mature rear gardens, multiple parking. Gas central heating, UPVC double glazed windows and doors.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





**ACCOMMODATION**

Open porch with external lighting with an obscure leaded composite door leading into:

**ENTRANCE HALLWAY**

3' 4" x 8' 1" (1.04m x 2.48m) Skimmed ceiling, smoke alarm, central heating thermostat, laminate flooring, door to:

**CLOAKROOM**

2' 11" x 6' 8" (0.90m x 2.04m) Obscure leaded UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, vinyl flooring, radiator, fitted with a two piece suite comprising low level WC and corner wash hand basin with taps. Electric consumer unit.

From the Entrance Hallway a door leads into:

**LOUNGE**

12' 8" x 12' 11" (3.87m x 3.95m) Leaded UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point, feature wooden fire surround with marble insert and hearth with fitted coal effect gas fire.

**UNDERSTAIRS STORAGE CUPBOARD** With light.





Double glazed doors leading into:

#### **DINING ROOM**

7' 10" x 11' 3" (2.39m x 3.44m) UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, skimmed ceiling, centre light point, radiator, door to:

#### **KITCHEN**

7' 5" x 11' 3" (2.27m x 3.44m) UPVC double glazed window to the rear elevation, obscure composite door to the side elevation, skimmed ceiling, centre spotlight fitment, tiled flooring, radiator, TV point, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset sink with mixer tap, plumbing and space for washing machine, space for fridge, integrated Stoves New Home 4 ring gas hob with pull out extractor hood over, integrated Stoves New Home fan assisted oven, Glow Worm gas combination boiler, central heating controls, inset downlighters.

From the Dining Room sliding patio doors into:

#### **CONSERVATORY**

8' 7" x 11' 4" (2.64m x 3.47m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to the front, side and rear elevations, polycarbonate heat resistant roof, UPVC double glazed French doors to the side elevation, laminate flooring, wall mounted electric heater, various power points.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

6' 4" x 9' 7" (1.95m x 2.93m) Skimmed ceiling, centre light point, smoke alarm, access to loft space (lighting and part boarded), radiator, storage cupboard off with slatted shelving.

#### **MASTER BED ROOM**

9' 6" x 12' 7" (2.92m x 3.84m) Leaded UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point, fitted wardrobe into recess (depth of 0.7m) with hanging rail and shelving.

#### **BEDROOM 2**

7' 5" x 9' 1" (2.28m x 2.78m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

#### **BEDROOM 3**

7' 5" x 6' 7" (2.27m x 2.02m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

#### **FAMILY BATH ROOM**

6' 3" x 6' 5" (1.93m x 1.97m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, vinyl flooring, radiator, medicine cabinet, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with shower curtain and rail and fitted Mira Select thermostatic shower over.

#### **EXTERIOR**

Tarmac driveway providing multiple off-road parking. Double gated access leading to further parking/storage area. The front garden is laid to lawn with mature shrub and tree borders, there is a gravelled area which could also be used for parking.

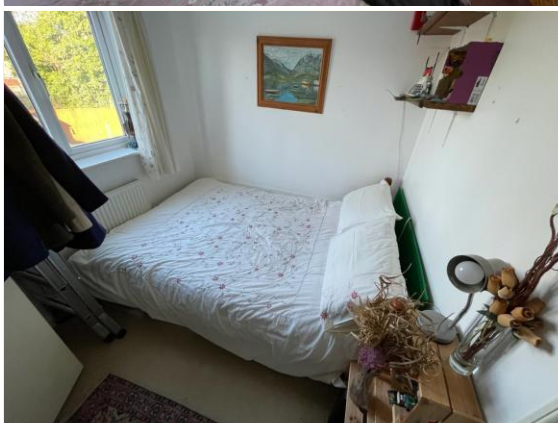
#### **REAR GARDEN**

2 garden sheds. Patio area, borders, pathways and lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear.

#### **DIRECTIONS/AMENITIES**

From the centre of Spalding proceed alongside the river along London Road and after approximately 600 yards take a right hand turning into Magellan Way. Follow this road into the Jelson development continue down to the 'T' junction turning left following the bend round to the right and then turning left into Franklin Drive.

Spalding town centre is within walking distance of the property and offers a range of shopping, banking, leisure, commercial and educational facilities. The cathedral city of Peterborough is approximately 18 miles to the south and has a fast train link with London Kings Cross minimum journey time 50 minutes.



GROUND FLOOR  
493 sq ft. (45.5 sq.m.) approx.



1ST FLOOR  
362 sq ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq ft. (81.2 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 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             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 73   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band B

**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 an 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: S11142**

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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**ESTATE AGENTS ACT 1979**

Under the Estates Agents' Act 1979, we are obliged to advise all prospective buyers that the vendor of this property is a current employee of R. Longstaff & Co based at the Spalding Office.

Produced: 18 January 2023