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



15 Nicolette Way, Spalding, PE11 1RT

**GUIDE PRICE - £189,995 Freehold**

- Gas Central Heating
- Corner Plot
- Off Road Parking
- Conservatory
- **No Onward Chain**

2 bedroom semi-detached bungalow situated in a popular location on the edge of town. Accommodation comprising entrance hallway, lounge, 2 bedrooms, bathroom, kitchen/breakfast and conservatory. Enclosed rear garden, 2 off-road parking spaces. Gas central heating. **No Onward Chain.**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Open porch with lighting, door to Storage Cupboard housing electric meter. Obscure UPVC double glazed door leading into:

#### **ENTRANCE HALLWAY**

8' 3" x 9' 4" (2.54m x 2.85m)

Coved and textured ceiling, centre light point, access to loft space, smoke alarm, BT point, radiator, central heating thermostat, storage cupboard off housing electric consumer unit board with shelving, further storage cupboard off housing hot water cylinder with slatted shelving. Door to:

#### **LOUNGE**

10' 5" x 13' 6" (3.18m x 4.12m)

Coved and textured ceiling, centre light point, 2 TV points, telephone point, gas fire point, radiator, double French doors into:





#### **CONSERVATORY**

8' 5" x 9' 5" (2.58m x 2.88m)

UPVC construction with polycarbonate heat resistant roof, fitted window blinds, 2 fitted wall lights, power points.

From the Entrance Hallway a door leads into:

#### **KITCHEN BREAKFAST ROOM**

7' 1" x 13' 11" (2.17m x 4.25m)

Obscure UPVC double glazed door to the side elevation, wooden double glazed window to the side and rear elevations, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset sink with mixer tap, plumbing and space for washing machine and dishwasher, space for fridge freezer, integrated Hotpoint Creda ceramic hob, integrated Hotpoint electric fan assisted oven, extractor fan over, breakfast bar, coved and textured ceiling with strip light, ceiling mounted extractor fan, Ideal Classic gas boiler, BT point, central heating controls.

From the Entrance Hallway a door leads into:

#### **BEDROOM 1**

10' 4" x 11' 4" (3.17m x 3.46m)

Wooden double glazed window to the front elevation with secondary glazed unit, coved and textured ceiling, centre light point, radiator, TV point.

#### **BEDROOM 2**

7' 10" x 10' 2" (2.39m x 3.11m)

Wooden double glazed window to the front elevation with secondary glazed unit, coved and textured ceiling, centre light point, radiator, TV point.

#### **BATHROOM**

5' 11" x 10' 4" (1.81m x 3.16m)

Wooden obscure double glazed window to the rear elevation, coved and textured ceiling, extractor fan, centre light point, electric shaver point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with telephone shower mixer tap and fitted shower screen.

#### **EXTERIOR**

Gravelled parking areas to the front and rear, paved pathways, further gravelled area with shrub and hedge boundaries. Side wooden gate leading into:

#### **REAR GARDEN**

Lighting, cold water tap, gas meter box, designed for ease of maintenance with gravelled areas, 2 wooden garden sheds.

#### **DIRECTIONS**

From the agent's offices, drive along New Road to the traffic lights, turn left into Pinchbeck Road, straight on at two sets of lights then filter left and turn left at the lights into Woolram Wygate. Follow the road taking left hand turning into Claudette Avenue. Follow the road round taking a left hand turning into Nicolette Way where the property is located on the left hand side.

#### **AMENITIES**

The town has a wide range of shopping, banking, leisure, commercial and education 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).

#### **THE ESTATE AGENTS ACT 1979**

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



# 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



## TENURE

Freehold

## SERVICES

Mains Electric, Gas, Water and mains drainage.

## 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 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: S11163

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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Produced: 14 February 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		