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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



24 Carnoustie Crescent, Spalding PE11 2SW

GUIDE PRICE - £225,950 Freehold

- 2 Double Bedrooms
- Conservatory
- Refitted Shower Room
- Garage with Workshop to the Rear
- No Chain

Well presented 2 bedroom detached bungalow situated in a popular location on the edge of town. Accommodation comprising entrance hallway, lounge, kitchen, conservatory, 2 double bedrooms and shower room. Mature gardens to the rear, off-road parking and garage. No chain. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

External lighting, leaded obscure UPVC double glazed door with matching obscure UPVC double glazed panels to both sides leading into:

ENTRANCE HALLWAY

4' 9" x 17' 7" (1.47m x 5.36m) Coved and textured ceiling, centre light point, access to loft space, smoke alarm, telephone point, radiator, storage cupboard housing Glow Worm gas boiler with slatted shelving and central heating controls, central heating thermostat. Door to:

MASTER BEDROOM

11' 11" x 11' 9" (3.64m x 3.59m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, door to:

BEDROOM 2

10' 7" x 10' 10" (3.25m x 3.32m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.



SHOWER ROOM

6' 7" x 5' 4" (2.03m x 1.65m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, vinyl floor covering, fully tiled walls, heated towel rail, medicine cabinet, recently refitted with low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted the mostatic shower over.

From the Entrance Hallway a glazed door leads into:

LOUNGE

12' 6" x 13' 4" (3.83m x 4.08m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, 2 wall lights, double radiator, TV point, feature fireplace with wooden fire surround, marble effect inserts and hearth with fitted pebble electric fire. Sliding doors into:



KITCHEN

9' 1" x 11' 11" (2.79m x 3.64m) Opening into Conservatory, coved and textured ceiling, centre spotlight fitting, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for automatic washing machine, space for fridge freezer, integrated stainless steel fan assisted hob, extractor hood over, integrated stainless steel fan assisted oven, drawer units, radiator, TV point.

CONSERVATORY

11' 4" x 11' 1" (3.47m x 3.38m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, new roof which is heat resistant, double radiator, power points, new blinds.



EXTERIOR

Lawned garden to the front with gravelled driveway providing multiple off-road parking and further concrete driveway leading to the:

ATTACHED GARAGE

8' 1" x 17' 7" (2.47m x 5.36m) Recently fitted up and over door, power and lighting, electric consumer unit board, electric meters, power points, gas meter.

Side access gate leading into:

REAR GARDEN

Mature garden to the rear with raised patio area, gravelled area, paved pathways, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, cold water tap, external lighting.



WORKSHOP/WORK FROM HOME OFFICE

8' 0" x 10' 3" (2.46m x 3.14m) To the rear of the Garage of brick construction. Obscure wooden glazed window to the side elevation, solid wooden door to the side elevation, textured ceiling, radiator, power points.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing and turn immediately left into St Johns Road. Continue to the 'T' junction turning left into Hawthorn Bank, over the level crossing and then take the third left hand turning into St Andrews Road, follow the road and take a right hand turning into Carnoustie Crescent. The property is on the right hand side.

AMENITIES

Spalding offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



FLOOR PLAN
974 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
 Made with SketchUp 2022

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 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: S11179

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		