

EST 1770



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



**12 Birch Grove, Spalding PE11 2HL**

**GUIDE PRICE - £279,995 Freehold**

- Sought After Location
- Driveway, Garage
- 2 Double Bedrooms
- Conservatory
- Viewing Recommended

Detached bungalow in superb highly sought after cul-de-sac with established gardens, driveway and garage. UPVC windows, gas central heating. Entrance porch, reception hall, lounge, dining kitchen, utility room, cloakroom, 2 double bedrooms, conservatory, wet room. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





**ACCOMMODATION**

Glazed UPVC front entrance door with side panels to:

**ENTRANCE PORCH**

6' 6" x 2' 11" (2.00m x 0.9m) Tiled step, obscure glazed inner door to:

**RECEPTION HALL**

13' 7" x 7' 3" (4.15m x 2.21m) Access to loft space, coved and textured ceiling, radiator, Airing Cupboard, multi pane door to:

**LOUNGE**

18' 6" x 12' 1" (5.65m x 3.69m) Coal effect gas fire and point with decorative surround, leaded light UPVC bowed window to the front elevation with display sill, coved and textured ceiling, ceiling light, radiator, TV point.

**DINING KITCHEN**

17' 10" x 9' 11" (5.46m x 3.03m)

**DINING AREA**

Sliding patio doors to the rear elevation, radiator, coved and textured ceiling, ceiling light, arch to:

**KITCHEN AREA**

Fitted base cupboards and drawers, roll edged worktops, single drainer stainless







steel sink unit, UPVC rear window, fluorescents trip light, gas cooker point, coved and textured ceiling, under counter fridge space, multi pane glazed door to:

#### **UTILITY ROOM**

7' 1" x 5' 8" (2.16m x 1.73m) Plumbing and space for washing machine, security alarm control panel, shelving, coved and textured ceiling, ceiling light.

#### **CLOAKROOM**

5' 10" x 2' 10" (1.78m x 0.88m) Low level WC, pedestal wash hand basin, obscure glazed UPVC window, ceiling light, radiator.

Also from the Utility Room a half glazed door opens into:

#### **CONSERVATORY**

10' 2" x 8' 6" (3.11m x 2.60m) UPVC double glazed construction with mono pitch polycarbonate roof, 3 external entrance doors, views over the patio and gardens.

Also from the Main Reception Hall further doors are arranged off to:

#### **BEDROOM 1**

14' 9" x 11' 10" (4.50m x 3.62m) Coved and textured ceiling, curved leaded light UPVC window to the front elevation with display sill, radiator, ceiling light.

#### **BEDROOM 2**

11' 10" x 11' 11" (3.61m x 3.65m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

#### **WET ROOM**

6' 10" x 5' 4" (2.10m x 1.65m) Non slip flooring, fully tiled walls, walk-in easy access shower area with three quarter height screen and fitted Triton T80 electric shower, pedestal wash hand basin, low level WC, radiator, shaver point, obscure glazed UPVC window, coved and textured ceiling.

#### **EXTERIOR**

The property occupies an established plot with Copper Beech hedging to the front boundary and a stepping stone pathway leading to the front door. There is a concrete slabbed and gravelled driveway with back to back parking for 2 cars and a gravelled turning bay with parking for a further car. The driveway gives access to:

#### **ATTACHED GARAGE**

16' 3" x 9' 7" (4.96m x 2.93m) Up and over door, concrete floor, consumer unit, cold water tap, obscure glazed UPVC window, wall mounted British Gas fired central heating boiler.

#### **THE GARDENS**

Situated predominantly to the side of the property with extensive lawns, Copper Beech hedging to the outer boundary, shrubs, bushes and conifers. The gardens continue round to the rear where pathways lead to a paved patio, useful garden shed and a trellised arch leading to a further attractive lawned garden to the side and rear with wide stocked borders, rose bushes, plants, flowers and a dose boarded timber fence to the side and part of the rear boundary.

#### **DIRECTIONS/AMENITIES**

From the centre of town at the High Bridge proceed along Church Street passing the Church and taking the second right hand turning into Stonegate. Proceed passing Spalding High School, then turning left at the crossroads into Matmore Gate. Proceed to the far end turning off to the left into the cul-de-sac known as Birch Grove and the property is situated on the right hand side.

The nearby Coronation Channel provides walking opportunities, the Tesco Convenience Store on the corner of Matmore Gate and Stonegate is within an easy walk as is the High School, local primary school and the town centre. Spalding offers a full range of shopping, leisure, banking, commercial and educational facilities along with bus and railway stations and the modern Johnson Hospital.





**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band 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 they are present or in working order. Buyers must check these.

**Ref: S11170**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		