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



16a Albert Street, Spalding PE11 2LF

**GUIDE PRICE - £235,000 Freehold**

- Deceptively Spacious
- 2 Bedrooms
- UPVC Windows
- Conservatory
- Viewing Recommended

Well presented 2 bedroom detached bungalow situated close to town location. Accommodation comprising entrance lobby, entrance hallway, 2 bedrooms, bathroom with four piece suite, conservatory, kitchen diner and lounge. Garage, off-road parking and enclosed rear garden. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Access is gained to the side of the property via an obscure UPVC double glazed door with matching obscure glazed panels leading into:

#### ENTRANCE LOBBY

3' 10" x 7' 8" (1.19m x 2.34m) Coved and textured ceiling, centre light point, BT point, radiator, laminate flooring, door leading into Garage, obscure wooden glazed door leading into:

#### ENTRANCE HALLWAY

4' 10" x 17' 5" (1.48m x 5.31m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, radiator, central heating controls, laminate flooring, storage cupboard off with slatted shelving. Door to:

#### FAMILY BATHROOM

8' 10" x 9' 10" (2.71m x 3.01m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, laminate flooring, fully tiled walls, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, fully tiled shower cubicle with fitted thermostatic shower over, bath with taps.



#### **BEDROOM 1**

9' 9" x 9' 7" (2.99m x 2.94m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, laminate flooring, fitted wardrobes into recess, inset 3 door wardrobe with hanging rail and shelving.

#### **BEDROOM 2**

9' 0" x 9' 1" (2.75m x 2.77m) UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, radiator, laminate flooring, fitted storage cupboard with shelving and hanging rail.

#### **CONSERVATORY**

8' 3" x 19' 3" (2.54m x 5.89m) UPVC construction with polycarbonate heat resistant roof, UPVC double glazed windows to both sides and to the rear elevations, power points, electric wall heater, 2 wall lights, laminate flooring.

From the Entrance Hallway glazed door leads into:

#### **LOUNGE**

13' 3" x 18' 5" (4.04m x 5.62m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, 2 double wall lights, double radiator, TV point, feature brick fireplace with fitted gas coal effect fire.

From the Entrance Hallway a glazed door leads into:

#### **KITCHEN DINER**

9' 8" x 11' 3" (2.96m x 3.44m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitting, centre light point, laminate flooring, fully tiled walls, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, integrated Creda 4 ring gas hob, extractor hood over, integrated Creda electric fan assisted oven, integrated fridge and freezer, TV point.

#### **EXTERIOR**

Dwarf brick wall with pillars and wrought iron gated access leading on to the front mainly laid to gravel and patio and providing multiple off-road parking for vehicles.

#### **GARAGE**

8' 10" x 17' 11" (2.7m x 5.47m) UPVC double glazed window to the side elevation, up and over door, skimmed ceiling, centre light point, cold water tap, access to loft space, electric consumer unit, power and lighting. Storage Cupboard off housing recently fitted Ideal boiler with hanging rails.

Gated access to both side elevations leading into:

#### **REAR GARDEN**

Paved pathways, external lighting, low maintenance garden laid to patio with gravelled area with fenced boundaries to both sides and to the rear elevations.

#### **DIRECTIONS**

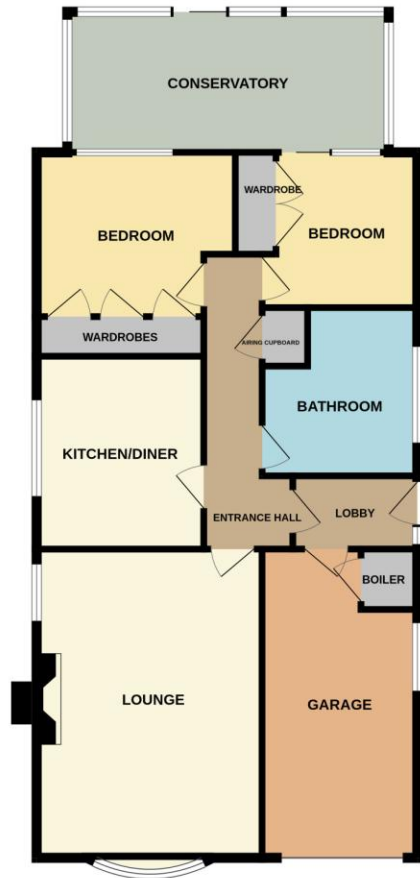
From the agents offices by car proceed along New Road continuing into Westlode Street as far as the junction and turn left into Albion Street. Proceed alongside the river to the roundabout taking the last exit and proceeding in the reverse direction along the other side of the river along Commercial Road. Take a left hand turning into Albert Street and the property is situated approximately two thirds of the way along on the left hand side.

#### **AMENITIES**

Spalding town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with the innovative water taxi service and Springfields Shopping Outlet/Festival Gardens.



FLOOR PLAN  
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	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 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: S11183

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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