

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



51 Saltern Drive, Spalding PE11 1UQ

£237,500 Freehold

- Semi-Detached House
- Bathroom and En-Suite
- Well Presented
- 2 Allocated Parking Spaces
- Viewing Recommended

Superbly presented 3 bedroom semi-detached house situated close to town location. Accommodation comprising entrance hallway, cloakroom, kitchen diner and lounge to the ground floor; 2 bedrooms, bathroom and office space to the first floor; master bedroom and bathroom to the second floor. Enclosed rear gardens with pergoda, 2 allocated parking spaces.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Canopy porch with lighting and through an obscure composite double glazed door leading into:

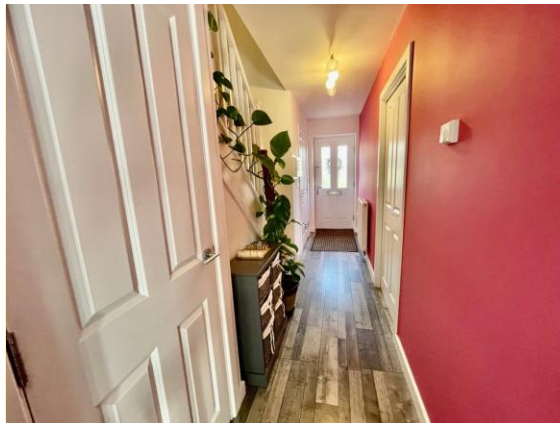
ENTRANCE HALLWAY

3' 4" x 16' 9" (1.03m x 5.12m) Skimmed ceiling, centre light point, smoke alarm, radiator, BT point, plank effect laminate flooring, understairs storage with shelving, electric consumer unit board, central heating thermostat, staircase rising to first floor, door to:

CLOAKROOM

3' 1" x 6' 5" (0.96m x 1.96m) Obscure UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, vinyl floor covering, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap.

From the Entrance Hallway a door leads into:



KITCHEN DINER

7' 10" x 16' 3" (2.41m x 4.96m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, smoke alarm, central light to the Dining area, double radiator, vinyl floor covering, fitted with a wide range of base and eye level units with work surfaces, splashbacks, inset one and a quarter bowl sink with mixer tap, integrated fridge freezer, integrated dishwasher, integrated Zanussi washing machine, integrated stainless steel Zanussi 4 ring gas hob, glass splashbacks, stainless steel canopy extractor hood over, integrated eye level Zanussi stainless steel double fan assisted oven, central heating controls, cupboard housing Vaillant gas boiler.

From the Entrance Hallway door leads into:

LOUNGE

11' 6" x 14' 11" (3.51m x 4.57m) UPVC double glazed French doors to the rear elevation with matching full length glazed panels to both side elevations, skimmed ceiling, centre light point, TV point, double radiator, telephone point.

From the Entrance Hallway staircase rises to:

FIRST FLOOR GALLERIED LANDING

Skimmed ceiling, centre light point, smoke alarm, radiator, double door storage cupboard. Further storage cupboard housing hot water cylinder with slatted shelving. Door into:

BEDROOM 2

10' 1" at the widest point x 14' 11" (3.09m at the widest point x 4.57m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 3

8' 0" x 9' 8" (2.44m x 2.96m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

8' 0" x 7' 1" (2.44m x 2.16m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, vinyl floor covering, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, thermostatic stainless steel shower over bath with glass shower screen.

From the First Floor Landing a door leads to:



FURTHER LANDING AREA/OFFICE SPACE

6' 6" x 6' 7" (2.0m x 2.03m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, smoke alarm, radiator, staircase rises to:

SECOND FLOOR OPEN PLAN BEDROOM

15' 0" x 21' 7" (4.59m x 6.60m) UPVC double glazed window to the front elevation, double glazed Velux window to the rear elevation, skimmed ceiling, centre light point, access to loft space, storage into eaves, radiator, double radiator, TV point, telephone point, built-in wardrobes with hanging rail and shelving, door to:

EN-SUITE

6' 10" x 5' 9" (2.10m x 1.76m) Velux double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, vinyl floor covering, stainless steel heated towel rail, fitted with two piece suite comprising low level WC and pedestal wash hand basin with mixer tap, part tiled walls, shaver point, fully tiled shower cubicle with fitted thermostatic shower over.



EXTERIOR

2 allocated parking spaces. Small fore garden laid to shrubs, paved pathways with wooden side access gate leading into rear garden.

Side access wooden gate with paved pathways and gravelled borders leading into:

REAR GARDEN

Flagstone patio area, cold water tap. The garden has astro turf with borders.

COVERED SUMMERHOUSE

6' 11" x 13' 5" (2.11m x 4.10m) With decking.

ATTACHED SHED

7' 1" x 6' 0" (2.18m x 1.85m) Power points and lighting.





DIRECTIONS

From the Agents offices proceed along New Road, turn left at the traffic lights into Pindhbeck Road, continue straight on at two sets of traffic lights and at the third set turn left into Woolram Wygate. Proceed over the level crossing and then continue into Wygate Park, taking the second left hand turning into Claudette Avenue. Take the second left into Nicolette Way and proceed down to the bottom to Saltern Drive.

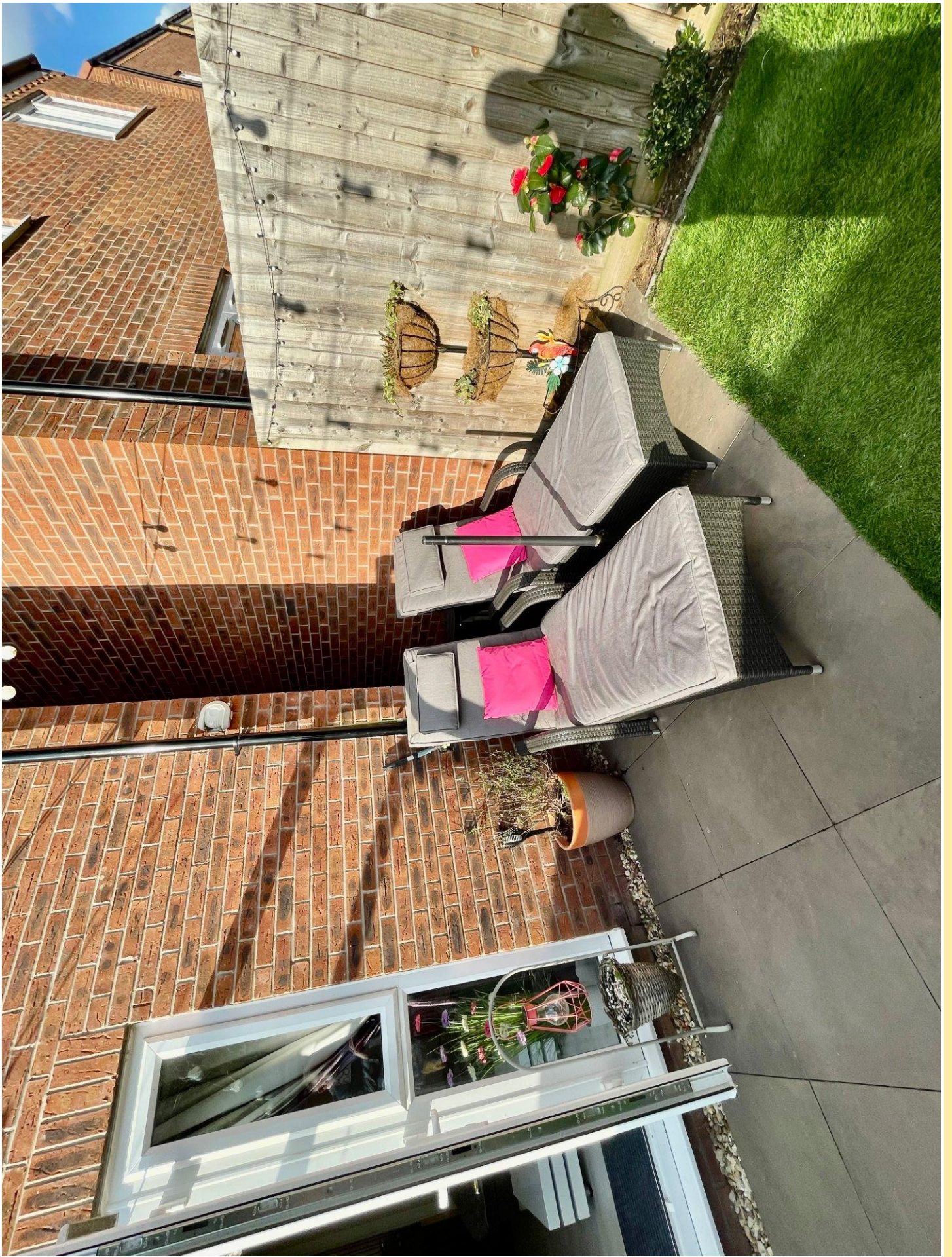


AMENITIES

There is a small parade of shops on Wygate Park including Co-op mini supermarket, local primary school within easy walking distance. The property is also conveniently situated for the town centre and the regular in town bus service. Spalding has a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.







TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band C

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

Ref: S11190

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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		