

EST 1770



# Longstaff<sup>®</sup>

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20 Faulkner Drive, Spalding PE11 1YJ

**GUIDE PRICE - £185,000 Freehold**

- Ideal First Time Buy
- Immaculately Presented
- Gas Central Heating
- South Facing Rear Garden
- Viewing Recommended

Superbly presented 2 bedroom room house situated in a town location. Accommodation comprising entrance, kitchen diner, cloakroom, lounge diner, 2 double bedrooms and family bathroom. Allocated parking area, south facing rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### ACCOMMODATION

Canopy porch over with lighting, obscure composite door leading into:

#### KITCHEN DINER

9' 4" x 19' 2" (2.85m x 5.86m) Georgian effect UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, centre light point, smoke alarm, double radiator, 2 telephone points, fitted hub box, fitted with a wide range of base and eye level units with work surfaces over, inset bowl sink with mixer tap, under cabinet lighting, integrated fridge freezer and washing machine, integrated Neff 4 ring gas hob with glass splashback, Neff integrated stainless steel canopy extractor hood over, Neff integrated stainless steel fan assisted oven, vinyl floor covering, wall mounted electric consumer unit board, door into:



#### **CLOAKROOM**

3' 2" x 6' 0" (0.99m x 1.85m) Skimmed and coved ceiling, centre light point, extractor fan, co-ordinating vinyl plank flooring, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap and tiled splashbacks.

From the Kitchen Diner a door leads into:

#### **LOUNGE**

10' 8" x 15' 7" (3.26m x 4.77m) UPVC double glazed French doors to the rear elevation with matching UPVC double glazed panels to both sides, skimmed and coved ceiling, centre light point, 2 double radiators, central heating thermostat and controls, TV point, smoke alarm, vinyl plank flooring. Staircase rising to:

#### **FIRST FLOOR GALLERIED LANDING**

7' 1" x 7' 4" (2.17m x 2.24m) Skimmed and coved ceiling, centre light point, access to loft space, smoke alarm, storage cupboard off housing ideal gas combination boiler, door into:

#### **MASTER BEDROOM**

12' 5" x 11' 10" (3.81m x 3.62m) Georgian effect UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, telephone point, TV point, central heating controls, 2 door mirrored wardrobe.

#### **BEDROOM 2**

7' 1" x 11' 10" (2.17m x 3.62m) Georgian effect UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, BT point.

#### **FAMILY BATHROOM**

6' 11" x 8' 8" (2.12m x 2.66m) Obscure UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, vinyl tiled flooring, heated towel rail, shaver point, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and splashbacks, fitted bath with mixer tap with rain fall shower over.

#### **EXTERIOR**

Allocated parking, gravelled area.

Lawned front garden, paved pathways.

#### **REAR GARDEN**

South facing to the rear. Cold water tap, lighting, patio area, the garden is mainly laid to lawn, paved area with wooden garden shed. Fenced boundaries to both sides and to the rear elevation. Rear access gate leading to parking area.

#### **SERVICES**

Mains water, electricity and drainage. 2 solar panels - they are included in the sale and fully owned by vendors. Gas central heating.

#### **DIRECTIONS**

Leave Spalding along Winsover Road into Bourne Road proceed for approximately one mile and at the traffic lights take a left hand turning into Broadway follow the road down and then at the roundabout continue straight on into Shakespeare Way follow the road down for approximately 0.2 miles and then take a left hand turning on to The Circus Development. Turn right on to Melvere Way and then immediately left on to Faulkner Drive where the property is located.

#### **AMENITIES**

Spalding has a full range of shopping, banking, leisure, commercial, educational and medical 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 48 minutes.



# 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

All Mains

## COUNCIL TAX BAND

Band A

## 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: S11231

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	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		