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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



42 Medlock Crescent, Spalding PE11 2NF

GUIDE PRICE - £147,500 Freehold

- No Chain
- 2 Bedrooms
- Enclosed Rear Garden and Parking
- Conservatory
- Viewing Recommended

2 bedroom end terraced property with accommodation comprising entrance porch, entrance hallway, kitchen, lounge, conservatory, 2 bedrooms and family bathroom. Enclosed rear garden and parking to the rear. Full UPVC double glazed windows and doors. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

ENTRANCE PORCH

6' 0" x 4' 8" (1.84m x 1.44m) Dwarf brick wall, UPVC double glazed windows to both sides and to the front elevation, UPVC double glazed door to the front elevation, polycarbonate roof, vinyl floor covering, lantern lighting, obscure UPVC double glazed door with matching full length UPVC obscure double glazed panel to the side leading into:

ENTRANCE HALLWAY

5' 10" x 10' 3" (1.78m x 3.14m) Textured ceiling, centre spotlight fitment, radiator, central heating controls, understairs storage cupboard, further storage cupboard housing the electric consumer unit board, staircase rising to the first floor, door to:

KITCHEN

7' 6" x 9' 10" (2.29m x 3.0m) UPVC double glazed window to the front elevation, textured ceiling, centre spotlight fitment, fitted with a wide range of base and eye level units with work surfaces over, inset sink with mixer tap, tiled splashbacks, integrated fridge freezer, integrated Bush gas hob, integrated Bush electric oven, pull out extractor hood over,



integrated Whirlpool dishwasher, plumbing and space for washing machine.

From the Entrance Hallway door into:

LOUNGE

11' 6" x 13' 9" (3.52m x 4.21m) UPVC double glazed French doors to the rear elevation with matching glazed panels to both sides leading into Conservatory, textured ceiling, centre light point, TV point, telephone point, double radiator.

CONSERVATORY

11' 10" x 13' 4" (3.62m x 4.07m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides, UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, double radiator, power points.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

3' 1" x 7' 2" (0.95m x 2.20m) Skimmed ceiling, centre spotlight fitting, access to loft space, smoke alarm, storage cupboard off into recess with slatted shelving and housing recently fitted Worcester Bosch gas boiler. Door to:

MASTER BEDROOM

13' 7" x 12' 5" (4.16m x 3.80m) 2 UPVC double glazed windows to the rear elevation, textured ceiling, centre light point, radiator, fitted bedroom fittings with 2 bedside cabinets and over bed storage units, 6 door free standing wardrobe, 5 drawer chest.

BEDROOM 2

7' 4" x 8' 11" (2.26m x 2.74m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, laminate flooring.

FAMILY BATHROOM

5' 6" x 6' 2" (1.68m x 1.90m) Obscure UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted power shower over.

EXTERIOR

REAR GARDEN

Wrought iron gate side access with fenced boundaries to both sides. The garden is designed for ease of maintenance laid to patio with further gravelled area, wooden garden shed, allocated parking to the rear of the property.

DIRECTIONS

From Spalding proceed in an easterly direction along the Holbeach Road, taking a right hand turning opposite the shops into Queens Road. Take the second left hand turning into Thames Road, first right into Medlock Crescent, left at the 'T' junction and the property is on the right hand side.

AMENITIES

Local schools and shops within easy walking distance as is Spalding town centre with a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations



TOTAL FLOOR AREA: 756 sq ft. (70.2 sq m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and other items are approximate and no responsibility is taken for any error or omission in measurement. The figures for furniture purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metreplan 10023

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Council Tax 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: S11234

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		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		