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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Belvedere Close, Spalding PE11 2UT

GUIDE PRICE - £175,000 Freehold

- 3 Bedroom Semi-Detached House
- Lounge, Dining Room
- Shower Room and Bathroom
- No Onward Chain
- Viewing Recommended

3 bedroom semi-detached house in popular residential location. Gas central heating and UPVC windows. Entrance hall, lounge, dining room, kitchen and shower room to the ground floor; 3 bedrooms and bathroom to the first floor. Driveway, enclosed rear gardens. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed composite front entrance door to:

ENTRANCE HALL

Radiator, smoke alarm, ceiling light, staircase off, door to:

LOUNGE

12' 7" x 14' 11" (3.85m x 4.55m) including UPVC bay window to the front elevation. Radiator, coved cornice, ceiling light, coal effect gas convection fire with raised hearth and decorative stone surround, glazed double doors opening into:

DINING ROOM

9' 0" x 7' 5" (2.75m x 2.28m) Fitted carpet, UPVC rear window, ceiling light, useful understairs store cupboard with electric light and consumer unit, open access into:

MODERN FITTED KITCHEN

17' 2" x 8' 0" (5.25m x 2.46m) Extensive range of modern fitted units comprising base cupboards and drawers, integrated refrigerator, freezer and dishwasher beneath the worktops with inset single drainer stainless



steel sink unit with mono block mixer tap, water softener under, intermediate wall tiling, built-in oven, 4 burner gas hob with concealed cooker hood above, matching eye level wall cupboards, 2 ranges of adjustable ceiling spotlights, vinyl floor covering, pull out larder unit, radiator, UPVC sliding patio doors to the side elevation, door to:

GROUND FLOOR SHOWER ROOM

7' 11" x 4' 7" (2.42m x 1.42m) Shower cabinet with multi jets steam shower and integrated light, space saver hand basin with mono block mixer tap and cupboard beneath, low level WC with push button flush, fully tiled walls, tiled floor, vertical radiator/towel rail, extractor fan, recessed ceiling lights, loft hatch, 2 obscure glazed UPVC windows to the rear elevation.

From the Reception Hall the staircase rises to:



FIRST FLOOR LANDING

Access to loft space, smoke alarm, ceiling light, built-in linen storage cupboard, doors arranged off to:

BEDROOM 1

12' 4" x 9' 8" (3.77m x 2.95m) UPVC window to the front elevation, radiator, ceiling light.

BEDROOM 2

10' 0" x 9' 6" (3.06m x 2.90m) including recessed open fronted wardrobe with hanging rail and shelving, radiator, UPVC window, ceiling light.

BEDROOM 3

9' 5" x 5' 11" (2.88m x 1.82m) maximum including bulk head over the stairs with storage shelves, radiator, ceiling light, UPVC window to the front elevation, modern Worcester gas fired central heating boiler.



BATHROOM

6' 0" x 5' 4" (1.83m x 1.64m) Fully tiled walls, tiled floor, fitted three piece suite comprising panelled bath with mixer shower over, glazed screen and mixer tap, low level WC with push button flush, wash hand basin with mixer tap, obscure glazed UPVC window, ceiling light, coved cornice, vertical radiator/towel rail.

EXTERIOR

At the front of the property there is a open plan garden area with gravel and a raised stocked border, block paved driveway with access to:

CAR PORT

16' 0" x 7' 6" (4.9m x 2.3m) overall Concrete base, wall mounted gas and electricity meters, external electric light, power point, rear access door leading to:



ESTABLISHED REAR GARDENS

South west facing and designed for ease of maintenance mainly hard landscaped with patio areas and attractive covered seating area with concrete base, raised gravelled area with decorative brick work, stepping stone pathway, established tree with further stepping stone pathway, further seating area and greenhouse. Close boarded timber fencing to either side boundary and established hedge row to the rear boundary.

DIRECTIONS/AMENITIES

From the centre of Spalding proceed in a westerly direction along Winsover Road passing the level crossing and then turning immediately left into St Johns Road. Proceed to the end, turning left at the 'T' junction on to Hawthorn Bank and then proceed over the level crossing, taking the first left hand turning into Belvedere Close where upon the property is situated on the left hand side.

St Johns primary school, the Lonsis and Spar convenience stores on Hawthorn Bank/Bourne Road and various amenities at Little London including Builders Merchants, General Stores /Post Office and Fish and Chip Shop are within easy walking distance. The town centre is around a mile from the property and offers 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 46 minutes.





TOTAL FLOOR AREA: 841 sq.ft. (78.2 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		83 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: S11243

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

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
 www.longstaff.com

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