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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



69 Queens Road, Spalding, PE11 2JJ

GUIDE PRICE - £179,995 Freehold

- Three Bedrooms
- End Terrace
- Low Maintenance Gardens
- Off Road Parking for Multiple Vehicles
- No Chain

Spacious Three Bedroom End Terrace Property with accommodation comprising of Entrance Hallway, Lounge, Kitchen/Breakfast Room, Outer Lobby, Pantry, Cloakroom, Three Bedrooms, Bathroom, Mature Low Maintenance Rear Gardens. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Lawned area to the front of the property with shrub borders and paved pathways, with concrete drive way to the side, leading to side pedestrian gate. Open porch leading to an obscure leaded UPVC double glazed door leading into the:

ENTRANCE HALLWAY

5' 11" x 13' 0" (1.81m x 3.98m) With UPVC double glazed window to the front elevation, textured ceiling with centre light point, double radiator, under stairs storage area with fitted cupboards house electric consumer unit and gas meter. Door off into:

LOUNGE

13' 4" x 12' 9" (4.07m x 3.91m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, double radiator, telephone point, TV point, fitted gas fire.

KITCHEN

9' 9" x 11' 10" (2.99m x 3.62m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to rear elevation, textured and coved ceiling with strip lighting, wall mounted Ideal Logic



gas combination boiler, fitted with a range of base and eye level units with preparation surfaces over tiled splash backs, plumbing and space for gas cooker and washing machine, stainless steel sink, open archway leading into:

BREAKFAST/DINING ROOM

7' 5" x 10' 4" (2.27m x 3.17m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, double radiator, via obscured UPVC double glazed door off the kitchen into the:

OUTER LOBBY

3' 10" x 7' 1" (1.18m x 2.18m) With outdoor wall light, wooden obscure glazed door to side elevation, door off into:

PANTRY

4' 0" x 4' 5" (1.24m x 1.35m) With lighting and shelving.

CLOAKROOM

2' 6" x 4' 5" (0.78m x 1.37m) With obscured window to the side elevation, fitted high level WC.

BRICK STORAGE/TOOL SHED

7' 1" x 8' 2" (2.16m x 2.51m) With window to the rear elevation, power points, lighting, fitted cupboards.

REAR GARDEN

Gate leading into further concrete driveway providing multiple off road parking for vehicles, low maintenance rear garden laid to gravel/slabs, raised shrub borders, fenced boundary to the side and rear elevations. Wooden summer house with veranda.

FIRST FLOOR GALLERIED LANDING

5' 8" x 8' 10" (1.74m x 2.71m) With textured ceiling and centre light point, single radiator, storage cupboard off housing hot water cylinder with slatted shelving.

MASTER BEDROOM

10' 9" x 12' 9" (3.30m x 3.90m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator.

BEDROOM 2

9' 8" x 13' 8" (2.97m x 4.19m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, TV point.

BEDROOM 3

8' 8" x 8' 0" (2.65m x 2.44m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point.

FAMILY BATHROOM

5' 10" x 6' 5" (1.80m x 1.96m) With obscured UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, part tiled walls, fitted with three piece suite comprising of low level WC, wash hand basin, glass mirror and shelf over.

DIRECTIONS

From the centre of town at the High Bridge proceed along Church Street with the Church on the right hand side, follow the road round to the left into Halmergate and continue without deviation to the mini roundabout taking the second left hand exit on to Queens Road. The property is situated after a short distance on the left hand side.





AMENITIES

Shops, schools and the town centre are all within easy walking distance. Spalding offers a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is within easy access of the A16 bypass and Peterborough is 19 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.

TENURE: Freehold

SERVICES: All Mains

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: 15813

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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