

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**61 The Grove, Market Deeping, PE6 8AP**

**GUIDE PRICE - £259,995 Freehold**

- Superbly Presented
- Three Bedrooms
- Master Bedroom with En Suite
- Low Maintenance Gardens
- Multiple Off Road Parking

Superbly appointed 3 bedroom detached bungalow with accommodation comprising of Entrance Hall, Lounge, Conservatory, 3 Bedrooms, Kitchen/Breakfast Room, Family Shower Room, En Suite to Master Bedroom, low maintenance gardens, multiple off road parking to the side.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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Shrub borders to the front elevation, leading to the side there is wrought iron metal fencing leading to an extensive driveway with paving, via paved pathways through side covered car port with UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the side elevation. The car port is covered over with heat resistant roof, further paved pathways. The side garden has raised flower borders leading to a wooden garden shed. The rear gardens have raised decking area with a wide range of raised shrub block borders, glasshouse, low maintenance garden. Side door with obscured UPVC patterned double glazed door leading into the:

#### ENTRANCE HALL

7' 7" x 16' 1" (2.33m x 4.91m) Skimmed and coved ceiling with 2 x centre light points, smoke alarm, electric consumer unit, BT point, single radiator, fitted vinyl plank effect flooring, storage cupboard off, housing Ariston gas boiler, plumbing and space for washing machine, door off leading into:

#### LOUNGE

12' 9" x 14' 8" (3.90m x 4.48m) With UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling with centre light point,





single radiator, TV point, feature wooden fire surround with marble inserts and marble hearth with fitted electric coal effect fire, via French doors leading into:

#### CONSERVATORY

10' 11" x 11' 8" (3.35m x 3.57m) Of dwarf brick wall and UPVC construction with UPVC double glazed windows to the side and rear elevation with UPVC double glazed French doors to the rear elevation with opening T-light windows, centre light point, power points.

#### KITCHEN/BREAKFAST ROOM

11' 7" x 12' 9" (3.55m x 3.89m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre spot light fitment and further centre light point, single radiator, vinyl plank effect flooring, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with plumbing and space for washing machine/dishwasher, inset one and a quarter enamel sink with mixer tap, integrated fridge/freezer, integrated Stoves stainless steel gas hob, integrated stainless steel fan assisted oven with stainless steel canopy extractor hood over. Via part glazed door into:

#### INNER LOBBY

3' 11" x 3' 1" (1.21m x 0.96m) Storage cupboard off, UPVC double glazed door leading into conservatory, skimmed ceiling with loft access, centre light point, door off:

#### BEDROOM 3/DINING ROOM

11' 10" x 10' 8" (3.62m x 3.27m) With UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling with centre light point, UPVC double glazed window to the side elevation, single radiator, storage cupboard off with slatted shelving, vinyl plank effect flooring.

#### MASTER BEDROOM

11' 8" x 9' 6" (3.58m x 2.92m) With UPVC double glazed window to the side elevation, skimmed and coved ceiling with centre light point, single radiator, the furniture is included with the sale comprising of 3 x door wardrobe, 2 x 3 drawer chests, 6 drawer dressing table.

#### MASTER EN SUITE

2' 9" x 8' 7" (0.86m x 2.64m) With obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling with centre light point, extractor fan, vinyl plank flooring, single radiator, fitted with a three piece suite comprising of low level WC, wash hand basin, tiled splash backs, fully tiled shower enclosure with fitted thermostatic shower over and sliding door.

#### BEDROOM 2

8' 9" x 10' 9" (2.68m x 3.28m) With UPVC double glazed window to the side elevation, skimmed and coved ceiling with centre light point, loft access, single radiator, freestanding 3 door wardrobe with further drawer units.

#### FAMILY SHOWER ROOM

5' 4" x 7' 6" (1.63m x 2.31m) With obscured UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, extractor fan, vinyl plank effect flooring, stainless steel heated towel rail, recently fitted new suite comprising of low level WC, fitted vanity units and storage to the sides, pedestal wash hand basin, tiled splash backs, walk in shower enclosure with fitted rain head shower and further shower attachment tap.

#### DIRECTIONS

From Spalding proceed in a southerly direction along the Market Deeping road continue through Deeping St. Nicholas and Hop Pole to the roundabout. Take the second exit on to Peterborough Road B1524 proceed along here and then turn left on to The Grove. Follow the road down to the bottom where the property can be located on the left hand side at the end of the road.



# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENURE

Freehold

## SERVICES

Mains water and electricity. Gas central heating.

## COUNCIL TAX BAND

Band C

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 15806

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