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



48 Honeysuckle Way, Spalding PE11 3LU

**GUIDE PRICE - £179,950 Freehold**

- No Chain
- 3 Bedrooms
- Rear Garden
- Gas Central Heating
- Viewing Recommended

3 bedroom end terraced property with accommodation comprising entrance hallway, cloakroom, kitchen, lounge diner, 3 bedrooms and bathroom. Enclosed rear garden. Allocated parking space plus visitors space. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

UPVC double glazed door leading into:

#### ENTRANCE HALL

Staircase rising to first floor, radiator, laminate flooring, telephone point, under stairs storage cupboard, central heating thermostat controls, coved and textured ceiling, smoke alarm, door to:

#### CLOAKROOM

Obscure UPVC double glazed window to the front elevation, coved and textured ceiling, two piece suite comprising low level WC and corner wash hand basin with taps.

From the Entrance Hallway a door leads into:

#### LOUNGE DINER

8' 3" x 17' 1" (2.54m x 5.23m) UPVC double glazed window to





the side and to the rear elevation, laminate flooring, TV point, telephone point, coved and textured ceiling, centre light point, UPVC double glazed French doors leading into garden.

From the Entrance Hallway a door leads into:

#### **KITCHEN**

8' 9" x 7' 4" (2.67m x 2.24m) UPVC double glazed window to the front and side elevations, wall mounted Baxi boiler, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, integrated oven and hob, extractor fan, space for fridge freezer, plumbing and space for washing machine.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

Coved and textured ceiling, access to loft space, built-in Airing Cupboard housing hot water cylinder with shelving, radiator, smoke alarm.

#### **BEDROOM 1**

9' 1" x 13' 3" (2.77m x 4.04m) UPVC double glazed window to the rear and side elevations, radiator, telephone point, TV point, coved and textured ceiling.

#### **BEDROOM 2**

7' 8" x 11' 3" (2.36m x 3.43m) UPVC double glazed window to the front and side elevations, radiator, coved and textured ceiling.

#### **BEDROOM 3**

8' 0" x 7' 8" (2.44m x 2.36m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

#### **FAMILY BATHROOM**

Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlights, extractor fan, shaver point, part tiling to the walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath.

#### **EXTERIOR**

To the front of the property is a small fore-garden, allocated parking and further space for visitors. The rear garden is accessible via a side access gate leading into:

#### **REAR GARDEN**

Laid to lawn with patio, garden shed and external lighting.

#### **DIRECTIONS**

Proceed out of Spalding along Winsover Road leading into Boume Road. At the traffic lights, turn left on to Broadway and proceed down this road until you reach the roundabout and it is a left hand turning into Honeysuckle Way where the property can be found.

#### **AMENITIES**

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).



TOTAL FLOOR AREA: 819 sq ft, (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 is given regarding their efficiency or condition. Made with hgtplan 12/23

**TENURE**

Freehold

**SERVICES**

All Mains Services

**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**

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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: S11318**

**ADDRESS**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		