

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



40 Beaufort Drive, Spalding PE11 2YR

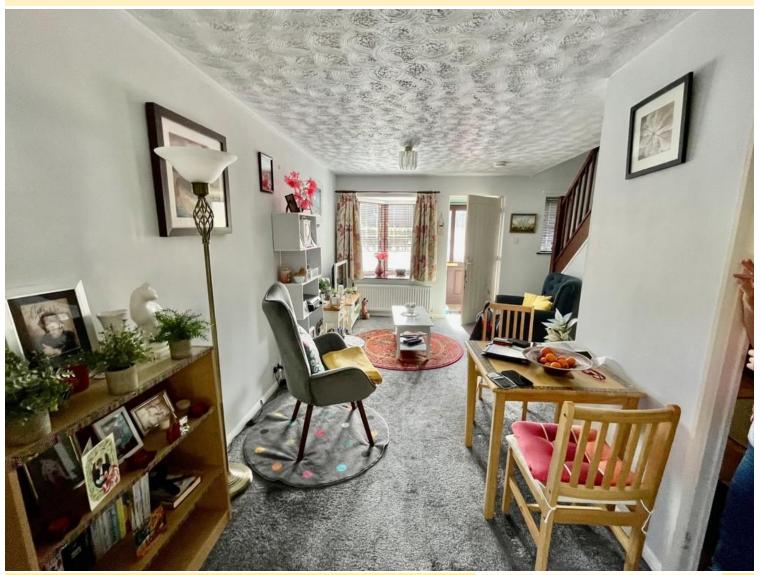
GUIDE PRICE - £149,995 Freehold

- 2 Bedrooms
- Gas Central Heating
- Garage and Off-Road Parking
- Ideal Investment Property
- Viewing Recommended

Ideal first time buy/investment. 2 bedroom semidetached house situated within walking distance of the town centre. Lounge diner, kitchen, 2 bedrooms and bathroom. Enclosed good sized garden with greenhouse.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406











ACCOMMODATION

Obscure UPVC double glazed door with matching obscure glazed panel to the side leading into:

ENTRANCE PORCH

3' 2" x 5' 4" (0.98m x 1.65m) Tiled flooring, textured ceiling, centre light point, solid wooden door into:

LOUNGE DINER

10' 4" x 18' 9" (3.16m x 5.73m) Bay wooden double glazed window to the front elevation, wooden double glazed French doors to the rear elevation, textured ceiling, 2 centre light points, double radiator, TV point, telephone point, central heating thermostat, understairs storage cupboard, staircase rising to first floor. Door to:

KITCHEN

5' 10" x 9' 0" (1.79m x 2.75m) Wooden double glazed window to the rear elevation, textured ceiling, centre light point, vinyl floor covering, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, wall mounted Potterton gas boiler.

From the Lounge Diner the staircase rises to:

FIRST FLOOR LANDING

2' 9" x 7' 0" (0.84m x 2.15m) Wooden double glazed window to the front elevation, textured ceiling, centre light point, loft access, door to:

BEDROOM 1

9' 9" x 9' 9" (2.98m x 2.98m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving, central heating controls, door into:

BEDROOM 2

6' 9" x 9' 8" (2.07m x 2.95m) Velux window to the rear elevation, textured ceiling, centre light point, radiator.

FAMILY BATHROOM

5' 8" x 6' 6" (1.73m x 2.0m) Fitted velux window to the rear elevation, textured ceiling, centre light point, vinyl floor covering, part tiled walls, radiator, fitted three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with telephone shower mixer tap.

EXTERIOR

Gravelled area to the front with lawn to the side. Side access gate leading into:

MATURE GARDEN

Mainly laid to lawn with patio area, external lighting, cold water tap, fenced boundaries to both sides and to the rear elevations. Greenhouse and fruit trees.

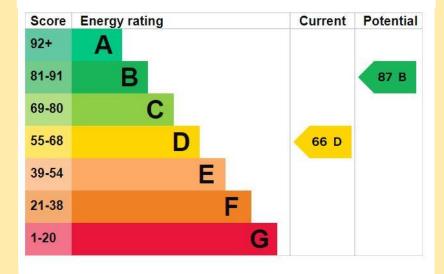
GARAGE

The single garage is situated in a block and this is accessed via a private gate from the garden to the rear.

DIRECTIONS

Leave the town along Winsover Road turning left onto St Thomas's Road. Take the third right hand turn into Regents Street upon reaching the T-junction turn left onto South Parade and then turn right onto Beaufort Drive.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

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 a rranged 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.

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