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



**20 Beaufort Drive, Spalding PE11 2YR**

**GUIDE PRICE - £152,950 Freehold**

- Semi-Detached House
- 2 Bedrooms
- Walking Distance of Town
- Ideal Investment/First Time Buy
- Viewing Recommended

2 bedroom semi-detached house in popular town location, driveway, garage and gardens. Ideal first time buyer/investment property. Majority UPVC windows and gas central heating. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Part obscure glazed UPVC front entrance door with external electric light leading into:

#### **ENTRANCE PORCH**

5' 2" x 3' 4" (1.60m x 1.03m) Multi pane inner door opening into:

#### **LOUNGE DINER**

18' 10" x 10' 4" (5.76m x 3.15m) maximum UPVC window to the front elevation with box bay window and display shelf, under stairs store cupboard, 2 double radiators, textured ceiling, ceiling lights, staircase off, under stairs store cupboard, UPVC French doors to the rear elevation.

#### **KITCHEN**

8' 10" x 5' 11" (2.71m x 1.82m) Worktops with fitted single drainer stainless steel sink unit with mixer tap, intermediate



tiling, eye level wall cupboards, cooker hood above the 4 burner gas hob with electric oven beneath, plumbing and space for washing machine, fluorescent strip light, UPVC window to the rear elevation, wall mounted Ideal Logic gas fired central heating boiler.

From the corner of the Lounge Diner the carpeted staircase rises to:

#### **FIRST FLOOR LANDING**

Access to loft space, doors arranged off to:

#### **BEDROOM 1**

9' 8" x 9' 6" (2.97m x 2.92m) UPVC dormer window to the front elevation, built-in store cupboard, radiator, ceiling light.

#### **BEDROOM 2**

9' 6" x 6' 10" (2.92m x 2.10m) Timber framed Velux window to the rear elevation with fitted blind, radiator, ceiling light.

#### **SHOWER ROOM**

6' 5" x 5' 9" (1.98m x 1.77m) Tiled shower cabinet with Triton electric shower, pedestal wash hand basin with mixer tap, low level WC with push button flush, partial wall tiling, timber framed Velux window to the rear elevation, ceiling light, radiator.

#### **EXTERIOR**

At the front of the property there is a small garden area with neat hedge row and a side driveway giving access to:

#### **BRICK GARAGE**

19' 4" x 9' 5" (5.91m x 2.88m) Up and over door, concrete floor, power and lighting, side window.

Gated access to:

#### **ENCLOSED REAR GARDEN**

Designed for ease of maintenance predominantly laid to gravel along with a paved patio and seating area, privately enclosed by a combination of close boarded fencing and the side wall of a neighbouring garage. Cold water tap.

#### **DIRECTIONS**

From the centre of Spalding proceed in a westerly direction along Winsover Road taking a left hand turning at the traffic lights into St Thomas Road. Take the third right hand turning into Cross Street, first left into South Parade continuing up to the 'T' junction then turning left into Beaufort Drive, right into the cul-de-sac and the property is situated in bottom right hand corner identified by the dark red garage door.

#### **AMENITIES**

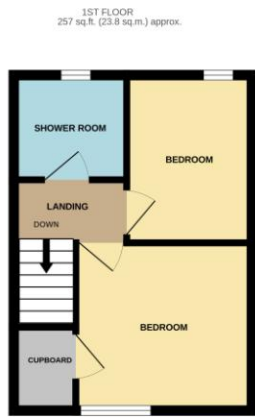
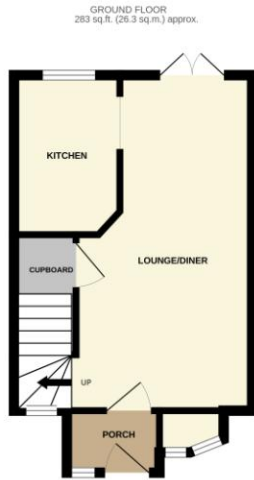
Spalding town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

## **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







TOTAL FLOOR AREA: 540 sq. ft. (50.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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**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 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: S11321

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**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		