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



30 Chestnut Avenue, Spalding PE11 2LL

**GUIDE PRICE - £164,995 Freehold**

- 2 Double Bedrooms
- Multiple Off-Road Parking
- Dining Room and Lounge
- Gas Central Heating
- Viewing Recommended

Well presented 2 bedroom semi-detached house situated in a central town location close to schools and amenities. Accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room and cloakroom to the ground floor; 2 double bedrooms and shower room to the first floor. Multiple off-road parking, enclosed low maintenance gardens. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

To the front elevation there is a UPVC obscured double glazed door with obscure glazed panel. To the side elevation there is an UPVC obscured double glazed door leading into:

#### ENTRANCE/KITCHEN BREAKFAST ROOM

7' 8" x 20' 10" (2.34m x 6.36m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, 2 centre spotlight fittings, radiator, tiled flooring, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, slot-in gas cooker, space for tumble dryer.

#### UTILITY AREA

Plumbing and space for washing machine, range of base units with preparation surfaces over, UPVC double glazed window to the rear elevation, wall mounted Ideal Logic boiler (recently refitted).

From the Kitchen Breakfast Room into:

#### CLOAKROOM

2' 7" x 6' 10" (0.81m x 2.09m) UPVC obscured double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, tiled floor, fitted with a low level WC.



From the Kitchen Breakfast Room into:

**LARDER**

Space for refrigerator and freezer.

From the Kitchen Breakfast Room an open archway into:

**DINING ROOM**

8' 2" x 16' 4" (2.51m x 4.99m) UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, centre light point, double radiator, laminate flooring, door into Entrance Hallway. Open archway into:

**LOUNGE**

12' 5" x 12' 10" (3.81m x 3.93m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point with dimmer switch control, TV point, radiator, feature brick fireplace with wooden mantle and space for electric fire, telephone point. Door to:

**ENTRANCE HALLWAY**

5' 10" x 12' 0" (1.80m x 3.67m) Centre light point, oak effect laminate flooring, dado rail, under stairs storage area, double radiator, staircase rising to:

**FIRST FLOOR LANDING**

UPVC double glazed window to the side elevation, centre light point, access to loft space, door to:



**SHOWER ROOM**

5' 4" x 6' 4" (1.65m x 1.94m) UPVC obscured double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled walls, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, fully tiled shower enclosure with fitted thermostatic shower over with sliding doors.



**BEDROOM 1**

9' 9" x 16' 11" (2.98m x 5.18m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, laminate flooring, radiator, fitted wardrobe.

**BEDROOM 2**

8' 6" x 12' 10" (2.60m x 3.92m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, polished floor boards, radiator, storage cupboard off housing hot water cylinder with slatted shelving, inset storage cupboard with hanging rail and shelving.



**EXTERIOR**

The property is situated on a corner plot with a gravelled frontage with shrubs and trees. Fenced boundaries. Paved pathways leading to the side with paved and gravelled driveway providing multiple off-road parking. Side access gate to the rear garden. Lantern lighting.

**REAR GARDEN**

Patio area, raised borders, cold water tap, decking with pergola, step up block paved pathways with low maintenance garden laid to gravel with shrubs and trees and further patio area. Fenced boundaries to both sides and to the rear elevation.

**DIRECTIONS**

From the Agents Offices proceed along New Road continue straight on at the traffic lights into Westlode Street and at the end turn left into Albion Street. Proceed alongside the river to the traffic lights and take the fourth exit returning along the other side of the river along Commercial Road. Turn left just before the one way system into Albert Street, then first left into Chestnut Avenue. Follow the road to the crossroads and proceed straight over into the continuation of Chestnut Avenue where upon the property is situated on the left hand side.



GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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