

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



22 Water Lane, Spalding PE11 2TQ

GUIDE PRICE - £164,950 Freehold

- No Chain
- 2 Double Bedrooms
- Gas Central Heating
- Allocated Parking
- New UPVC Windows, Doors and Fascias

Ideal for first time buyers/investors. Well presented 2 bedroom mid-terraced property situated close to town. Accommodation comprising entrance hallway, lounge, kitchen breakfast room, 2 double bedrooms and bathroom. Enclosed rear garden. Allocated off-road parking. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Newly fitted UPVC obscured double glazed door leading into:

ENTRANCE HALLWAY

5' 9" x 12' 3" (1.77m x 3.75m) Coved and textured ceiling, centre light point, smoke alarm, radiator, laminate flooring, BT point, staircase rising to the first, central heating thermostat, understairs storage cupboard, door into:

KITCHEN BREAKFAST ROOM

7' 9" x 11' 10" (2.37m x 3.61m) UPVC double glazed window to the front elevation, coved and textured ceiling, strip light, vinyl floor covering, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, freestanding electric cooker, plumbing and space for automatic washing machine, fridge and freezer space, wall mounted Ideal Classic gas boiler, extractor fan, TV point.



From the Entrance Hallway a door leads into:

LOUNGE

13' 10" x 13' 2" (4.23m x 4.03m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, laminate flooring, double radiator, TV point.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

Coved and textured ceiling, centre light point, access to loft space, door to:

FAMILY BATHROOM

5' 11" x 9' 5" (1.81m x 2.88m) UPVC obscured double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted powershower over. Storage cupboard off housing hot water cylinder and central heating controls and slatted shelving.

BEDROOM 1

13' 10" x 11' 8" (4.23m x 3.58m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

7' 6" x 13' 4" (2.30m x 4.07m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

EXTERIOR

Paved pathways with the front garden being mainly laid to lawn with a wide range of mature shrubs and trees.

The rear garden has a patio and lawn area.

There is allocated parking space to the rear.

DIRECTIONS

From the town centre proceed in a westerly direction along Winsover Road continue to the traffic lights turning left into St Thomas Road. Proceed without deviation passing the Grammar School playing fields and then turn left into Water Lane. The property is situated on the left hand side.

AMENITIES

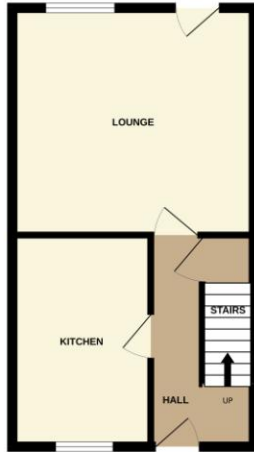
Along with the Grammar School, there is a general stores round the corner on London Road and the town centre is just over half a mile away offering a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

THINKING OF SELLING YOUR HOME?

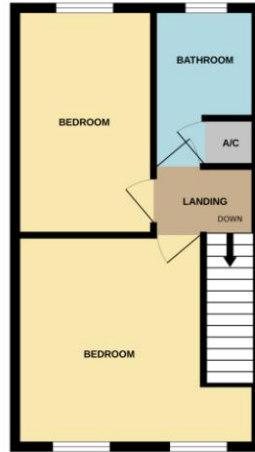
If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



GROUND FLOOR
355 sq ft. (32.9 sq.m.) approx.



1ST FLOOR
355 sq ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq ft. (65.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of stairs, windows, doors 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 in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with version 1/2021

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

R. Longstaff & Co LLP, their dients and any joint agents a ccept no responsibility for any statement that may be made in these parti culars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate . All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce a ccurate 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: S11387

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

Produced: 18 January 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		