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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



'Tintern', 3 Meadow Close, Spalding PE11 2BL

GUIDE PRICE - £205,000 Freehold

- Requires Total Refurbishment/Modernisation
- Detached Bungalow
- 3 Bedrooms
- Popular Town Location
- No Chain

Detached bungalow dating to the 1950's in need of total modernisation. Spacious accommodation, generous sized plot, convenient for Spalding town centre. No onward chain - Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Glazed double doors to:

ENTRANCE PORCH

3' 11" x 3' 7" (1.20m x 1.10m) Ceiling light, multi pane inner door to:

HALLWAY

23' 10" x 3' 7" (7.28m x 1.10m) min. 2 radiators, loft hatch, airing cupboard housing hot water cylinder. Doors arranged off to:

LOUNGE

11' 6" x 13' 10" (3.52m x 4.24m) max. Curved bay window to the front elevation, 2 radiators, dado rail, ceiling light, alcove with shelved book case.

DINING ROOM

11' 3" x 14' 6" (3.45m x 4.43m) max. Curved bay window to



the front elevation, 2 radiators, serving hatch, ceiling light.

KITCHEN

11' 1" x 7' 8" (3.40m x 2.35m) Double oven, electric hob, gas central heating boiler (not working), double drainer, stainless steel sink unit with mixer tap, side window, strip lights, plumbing and space for washing machine, glazed wall cupboards, base cupboards and drawers.

BEDROOM 1

12' 9" x 10' 0" (3.90m x 3.05m) Secondary glazed rear window, radiator, ceiling light.

BEDROOM 2

12' 11" x 9' 0" (3.96m x 2.75m) Secondary glazed rear window, radiator, fitted wardrobes, knee hole style dressing table, shelves and overhead store cupboards.

From the hallway, a glazed inner door leads to:

BEDROOM 3

11' 1" x 8' 7" (3.38m x 2.62m) Side window, radiator, ceiling light.

BATHROOM

9' 2" x 5' 3" (2.80m x 1.61m) Bath, low level wc, wash hand basin, fully tiled walls, obscure glazed side window, radiator.

SIDE LOBBY

7' 8" x 3' 10" (2.34m x 1.17m) Radiator, ceiling light, glazed door to:

SIDE COVERED AREA/PORCH ENTRANCE

24' 6" x 4' 0" (7.49m x 1.22m) min. Glazed front and rear entrance doors, Perspex roof covering, door to:

STORE ROOM

6' 11" x 5' 1" (2.12m x 1.57m) Powersockets, space for tumble dryer and freezer.

EXTERIOR

Lawned front garden with low capped brick wall, pathway to front door, concrete driveway with back to back parking for 2 cars, access to:

BRICK GARAGE

17' 5" x 8' 6" (5.31m x 2.60m) Twin entrance doors, power point, obscure glazed side window, personnel door.

Side gate giving access to the lawned side garden with stocked boarder, continuing round to the lawned rear garden, part fenced with conifer hedge and small greenhouse.

DIRECTIONS

From the Agent's offices, proceed along New Road turning left at the traffic lights into Pinchbeck Road. Continue taking a right hand turning at the second set of traffic lights into West Elloe Avenue, then take the last of the right hand turnings into Meadow Close. The property is the second on the left hand side.

AMENITIES

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



FLOOR PLAN
1247 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq ft. (115.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plans, locations, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See also www.longstaff.co.uk

TENURE
Freehold

SERVICES

Mains water, electricity and drainage. Gas central heating (boiler not working).

COUNCIL TAX BAND

Band C

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 clients and any joint agents accept no responsibility for any statement that may be made in these particulars. 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 client(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 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: S11400

ADDRESS

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

CONTACT

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		