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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Knipe Avenue, Spalding PE11 3EE

GUIDE PRICE - £169,995 Freehold

- No Chain
- 2 Bedrooms
- Conservatory
- Off-Road Parking
- Viewing Recommended

Well presented spacious 2 bedroom semi-detached house situated close to town location. Accommodation comprising entrance lobby, lounge, dining room, kitchen, cloakroom and conservatory to the ground floor; 2 bedrooms and bathroom to the first floor. Off-road parking, mature rear gardens. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

External lighting to the front and obscure leaded UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 6" x 4' 3" (1.08m x 1.30m) Obscure wooden glazed door into:

LOUNGE

12' 2" x 13' 0" (3.71m x 3.97m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, smoke alarm, BT point, TV point, feature wooden fireplace with marble hearth. Obscure glazed door into:

DINING ROOM

9' 7" x 10' 0" (2.93m x 3.05m) Glazed door to the rear elevation, coved and textured ceiling, centre light point, double radiator, open archway into:

KITCHEN

6' 2" x 17' 3" (1.90m x 5.28m) UPVC double glazed window to the side elevation, wooden glazed door to the side elevation leading into



Conservatory, textured ceiling with strip light, centre light point, under stairs storage area with sliding door, fitted with a wide 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, integrated stainless steel gas hob, integrated stainless steel electric oven, extractor hood over. Door into:

CLOAKROOM

2' 10" x 6' 0" (0.87m x 1.84m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks.

CONSERVATORY

6' 2" x 7' 2" (1.89m x 2.20m) Dwarf brick wall and UPVC construction with polycarbonate roof, obscured UPVC double glazed windows to the side elevation and UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

Coved and textured ceiling, centre light point, smoke alarm, access to loft space, obscured UPVC double glazed window to the side elevation, door into:

MASTER BEDROOM

11' 1" x 12' 1" (3.39m x 3.70m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, shelving, storage cupboard off with shelving.

BEDROOM 2

8' 0" x 10' 2" (2.46m x 3.10m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, storage cupboard off with shelving and fitted gas boiler.

BATHROOM

7' 1" x 7' 1" (2.18m x 2.16m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, radiator, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and medicine cabinet over, bath with mixer tap and fitted Triton Ivory power shower over.

EXTERIOR

Gravelled frontage provide off-road parking for vehicles with paved pathways, wooden access gate leading to the rear garden.

REAR GARDEN

Paved patio area and mainly laid to lawn with a wide range of mature shrub and tree borders. Wooden garden shed.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road and, before the level crossing, turn left at the traffic lights into St. Thomas Road. Turn first right into Green Lane and first right again into Knipe Avenue and the property is situated on the right hand side.

AMENITIES

The town centre is within very easy walking distance particularly the shops to the west end of town, the Sheep Market, Sainsburys and the bus and railway stations. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with regular trains to Peterborough. Peterborough is 19 miles to the south (30 minutes by train) and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.





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: S11405

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		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		