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**33 Lilburn Drive, Spalding PE11 3NY**

**Guide Price £300,000 Freehold**

- Spacious Accommodation
- Generous Sized Garden
- 3 Bedrooms
- Full UPVC Double Glazed Windows, Doors and Fascias
- No Chain

Well presented 3 bedroom detached bungalow situated in a prime location. Accommodation comprising entrance hallway, lounge, kitchen breakfast room, utility, cloakroom, 3 bedrooms, shower room and conservatory. Single attached garage, mature gardens to the front and rear. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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### **ACCOMMODATION**

UPVC double glazed door with matching UPVC double glazed windows to sides leading into:

### **ENTRANCE PORCH**

2' 10" x 5' 11" (0.87m x 1.82m) Tiled flooring, skimmed ceiling, centre light point, solid wooden door with obscured glazed leaded panels to both sides leading into:

### **ENTRANCE HALLWAY**

14' 4" x 13' 9" (4.38m x 4.21m) Coved and textured ceiling, centre light point, radiator, BT point, access to loft space, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving. Door into:

### **LOUNGE**

13' 11" x 17' 11" (4.25m x 5.48m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, double radiator, BT point, TV point, feature fireplace with wooden surround and marble insert and hearth with fitted electric coal effect fire.



From the Entrance Hallway a door leads into:

#### **KITCHEN BREAKFAST ROOM**

9' 10" x 14' 0" (3.01m x 4.28m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, radiator, tiled flooring, TV point, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Hotpoint dishwasher, integrated eye level stainless steel fan assisted double oven, integrated Bosch stainless steel gas hob with extractor hood over, door into:



#### **UTILITY ROOM**

6' 5" x 9' 11" (1.96m x 3.04m) UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, radiator, fitted with base and eye level units with work surfaces over, tiled splashbacks, inset sink with mixer tap, central heating controls, plumbing and space for washing machine, space for fridge freezer, larder cupboard off with shelving.



From the Entrance Hallway a door leads into:

#### **CLOAKROOM**

3' 0" x 6' 5" (0.92m x 1.98m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, part tiled walls, tiled flooring, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.



#### **RECENTLY REFITTED SHOWER ROOM**

6' 10" x 8' 5" (2.09m x 2.58m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitment, heated towel rail, tiled flooring, shaver point, medicine cabinet, extractor fan, mirror, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bidet and double sized shower cubicle with fitted thermostatic shower over.



#### **BEDROOM 1**

10' 1" x 12' 7" (3.08m x 3.86m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture comprising 2 double wardrobes, 3 single wardrobes, over bed storage unit, built-in bedside cabinets with shelving and under cabinet lighting.





### **BEDROOM 2**

9' 6" x 11' 10" (2.91m x 3.62m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, 2 double wardrobes.



### **BEDROOM 3**

9' 10" x 12' 4" (3.02m x 3.78m) UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, radiator.

### **CONSERVATORY**

11' 5" x 11' 2" (3.50m x 3.41m) Dwarf brick wall and UPVC construction with heat resistant polycarbonate roof and central fan light, double radiator, power sockets, laminate flooring, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed sliding patio doors to the side elevation.



### **EXTERIOR**

Hedged boundaries to the front and the garden is designed for ease of maintenance. Gated access to both sides of the property leading into rear garden. Extensive block paved driveway leading to Garage.

### **GARAGE**

9' 6" x 17' 6" (2.91m x 5.34m) Electric garage door, power points, lighting, textured ceiling, strip light, electric consumer unit board, wall mounted Ideal gas boiler.

To the side/rear of the property there is a water butt and garden shed and low maintenance gravelled area with raised mature shrub and tree borders, patio area, glasshouse, raised vegetable patch. Fenced boundaries, external lighting and cold water tap.







## DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road over two sets of traffic lights and then at the next set turn left into Woolram Wygate. Cross the railway crossing and then take the third right hand turning into Lilburn Drive.

## AMENITIES

Various local primary schools, shops and other amenities within easy walking distance along with Spalding town centre which offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.







# GROUND FLOOR



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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# 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



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

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** BAND D

**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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**Ref: S11458**

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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