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# Longstaff<sup>®</sup>

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21 Kellett Gate, Spalding PE12 6EH

**£75,000 Leasehold**

- 2 Bedroom Park Home
- Completely Redecorated and Refurbished Throughout
- New Carpets, New Blinds and Curtains included
- No Chain
- Park Specifically for the over 50's

Tingdeene Park Home with full UPVC double glazing. Accommodation comprising kitchen, lounge diner, utility room, inner hallway, 2 bedrooms and shower room. No Chain. Low maintenance rear gardens. Park specifically for the over 50's.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Steps up to the front door, alarm, 2 lantern outside lights, obscure UPVC double glazed door to the front elevation leading into:

#### KITCHEN

2.56m(8'5") x 3.72m(12'2") UPVC double glazed window to the side elevation, spot light fittings, radiator, wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink and taps, wall mounted Vaillant gas propane boiler fitted into cupboard, plumbing and space for washing machine, space for fridge freezer, integrated Neff gas propane hob with extractor hood over, integrated Neff electric oven, wall mounted Xpelair air extractor, door to:

#### LOUNGE DINER

#### LOUNGE AREA

3.44m(11'3") x 5.88m(19'4") UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, centre light point, double radiator, TV point, telephone point, freestanding electric log effect fire, opening into:



#### DINING AREA

2.11m(6'11") x 2.90m(9'6") UPVC double glazed door with matching side panels to the side elevation leading on to the decking area, radiator.



#### INNER HALLWAY

1.23m(4'0") x 3.94m(12'11") New light point, smoke alarm, central heating controls, doors off to:



#### MASTER BEDROOM

2.95m(9'8") x 2.74m(9'0") New centre light point, fitted dressing table with drawer unit, radiator, BT point, UPVC double glazed window to the rear elevation.



#### BEDROOM 2

2.90m(9'6") x 2.76m(9'1") New centre light point, UPVC double glazed window to the side elevation, radiator, fitted wardrobe with electric meter box and hanging rail, freestanding wardrobe with glass mirror.



From the Kitchen there is an opening into:

#### UTILITY

7' 10" x 6' 11" (2.40m x 2.12m) UPVC double glazed window to the side elevation, new spotlight fitment, appliances included (fridge, small chest freezer, washing machine, tumble dryer, larder fridge), fitted worktop, radiator, door into:



#### SHOWER ROOM

1.75m(5'9") x 2.05m(6'9") UPVC obscure double glazed window to the side elevation, centre light point, extractor fan, radiator, fitted with a three piece suite comprising of low level WC, hand basin fitted into vanity unit with storage below and with mirror over, fully tiled shower cubicle with fitted thermostatic shower.



#### EXTERIOR

Extensive gravelled driveway with shrub borders and picket fencing leading to patio area and raised steps leading to the property. Gated access to the side which is laid to gravel and storage space for gas propane bottles.



#### REAR GARDEN

Low maintenance mainly laid to gravel with wooden garden shed, 2 patio areas. Fenced boundaries to both sides and to the rear elevations. Cold water tap, external electric sockets. Wide range of fruit trees.

#### DIRECTIONS

From the centre of Spalding at the High Bridge proceed into Church Street, follow the road round to the left into Halmergate. Proceed without deviation to the mini roundabout near the Birds Public House and take the third exit on to the Low Road. Proceed to the roundabout and take the second exit for approximately 1.5 miles and Kellett Gate is a turning on the left. Proceed down here and the Kellett Gate site is a turning to the right.

#### AMENITIES

Easy access is gained on to the A16 Bypass for onwards access to Peterborough, Boston and beyond. Spalding town centre offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.

#### SERVICES

Mains electric and water. Treatment plant for drainage (£18 per month). Propane calor gas.

**SITE RENT IS £163 PER MONTH.**

# 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



**TENURE** Leasehold

**SERVICES** See Note

**COUNCIL TAX 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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**Ref: S11462**

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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