

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**23 Campbells Close, Spalding PE11 2UH**

**£215,000 Freehold**

- Popular Location
- 2 Double Bedrooms
- Conservatory
- No Chain
- Viewing Recommended

**\*\* NO ONWARD CHAIN \*\*** Well presented detached bungalow in popular location. Block paved driveway, further gated parking area, integral garage. Gas central heating, UPVC windows. Reception hall, lounge, dining kitchen, wet room, 2 double bedrooms, conservatory. Private gardens, timber outbuilding (previously used as carpenters workshop), garden shed and glasshouse.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Recessed storm porch with external electric light and part glazed UPVC door leading into:

#### L SHAPED RECEPTION HALL

Shelved storage cupboard, coat hooks, access to loft space, built-in Airing Cupboard, doors arranged off to:

#### LOUNGE

13' 2" x 14' 11" (4.02m x 4.57m) UPVC windows to the front and side elevations, coved cornice, gas fire and point with decorative surround, ceiling light, 2 wall lights, radiator.

#### WET ROOM

5' 7" x 8' 4" (1.71m x 2.56m) maximum Non-slip flooring with drain, walk-in shower area with fitted shower unit, extractor fan, recessed ceiling light, low level WC, pedestal wash hand basin, further recess ceiling lights, fully tiled walls, vertical radiator/towel rail, obscure glazed UPVC window.



#### **KITCHEN DINER**

10' 8" x 13' 8" (3.26m x 4.19m) Extensive range of fitted base cupboards and drawers, roll edged worktops, one and a quarter bowl sink unit with mixer tap, plumbing and space for washing machine, space for tumble dryer, intermediate wall tiling, matching eye level wall cupboards, electric oven, gas hob, cupboard housing the modern Worcester gas fired central heating boiler, ceramic floor tiles, ceiling light with propellers style fan, coved cornice, radiator, UPVC window overlooking and half glazed UPVC door opening into:

#### **CONSERVATORY**

6' 0" x 8' 2" (1.85m x 2.51m) Dwarf brick and UPVC construction with mono pitched polycarbonate roof, wooden flooring, wall light, radiator, half glazed UPVC external entrance door.



#### **BEDROOM 1**

10' 4" x 12' 11" (3.15m x 3.94m) Full width range of floor to ceiling wardrobes with sliding mirror doors (included within the room measurement), UPVC rear window, ceiling light with propeller style fan, radiator, coved cornice.

#### **BEDROOM 2**

9' 8" x 10' 7" (2.95m x 3.24m) Floor to ceiling fitted wardrobes with sliding mirror doors (included within the room measurement), radiator, UPVC window to the side elevation, coved cornice, ceiling light.

#### **EXTERIOR**

Semi open plan frontage with gravelled area, block paved driveway with paved area to the side.



#### **INTEGRAL GARAGE**

Up and over door (electronically operated), power and lighting.

To the side of the Garage there is a large opening gate to a paved area with potential for storage space for a caravan or further cars, outside taps to either side of the bungalow.

#### **REAR GARDEN**

The rear garden is mainly paved for ease of maintenance with a stocked border and a gravelled area with inset raised bed to the other side of the property with hand gate to the front. The property backs on to the grounds and driveway of the neighbouring Nursing Home with an attractive borrowed landscape with established trees.



#### **TIMBER OUTBUILDING**

13' 11" x 11' 7" (4.25m x 3.55m) Previously used as a carpenters workshop built of tongue and groove timber with tongue and groove floor. Ideally suited to home office/studio/workshop, window to side. There are 6 power points and 2 fluorescent strip lights.

#### **GARDEN SHED**

6' 0" x 8' 0" (1.85m x 2.45m) With shelving and power point.

#### **GLASSHOUSE**

6' 2" x 6' 2" (1.90m x 1.90m)

#### **DIRECTIONS**

From Spalding proceed alongside the River Welland along London Road up to Little London turning right at the 'T' junction opposite the Filling Station then taking a right hand turning into Campbells Close, turn left immediately within the cul-de-sac and the property is situated on the left hand side.

#### **AMENITIES**

Local amenities at nearby Little London including general stores, service station, hairdressers and builders merchants. The town is just over a mile distant offering a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.





**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND**

**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. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

**Ref: S11483**

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.

**ADDRESS**

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

**CONTACT**

T: 01775 766766  
 E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		