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



## 25 Mansell Close, Spalding PE11 1NE

**£255,000 Freehold**

- Popular Location
- Beautifully Presented Gardens
- Conservatory
- Bathroom and Shower Room
- 2 Bedrooms

An unusual opportunity to find a detached bungalow in a pleasant cul-de-sac location with extremely large landscaped gardens providing lots of room for extending to provide spacious accommodation (subject to planning). The property is offered for sale with no onward chain and vacant possession and a viewing is highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Recessed porch with external electric light, part glazed UPVC door to:

#### RECEPTION HALL

13' 8" x 5' 4" (4.17m minimum x 1.64m) Radiator, access to loft space, ceiling light, Airing Cupboard housing the modern Viessmann gas fired central heating boiler, door off to:

#### LOUNGE

16' 0" x 11' 4" (4.88m x 3.47m) Leaded light UPVC window to the front elevation, ceiling light, coved cornice, 3 wall lights, freestanding ornamental fireplace with electric fire, TV point.

#### KITCHEN

10' 9" x 11' 11" (3.28m x 3.65m) Range of base cupboards and drawers, tiled splashbacks, electric double oven, electric hob, single drainer stainless steel sink unit, eye level wall cupboards, partial wall tiling, radiator, fluorescent strip light, UPVC window to the rear elevation, walk-in pantry with shelving and electric light, part glazed door to:



#### REAR LOBBY

Ceiling light, radiator, part obscure glazed UPVC external entrance door, doors arranged off to:

#### UTILITY ROOM

7' 6" x 5' 4" (2.29m x 1.63m) Plumbing and space for washing machine, range of fitted cupboards, UPVC window, partial wall tiling.

#### SEPARATE SHOWER ROOM

4' 4" x 3' 10" (1.33m x 1.17m) Modern shower cabinet with Triton shower. Fully tiled walls, radiator, obscure glazed UPVC window, ceiling light.

Also from the Reception Hall further doors to:

#### BEDROOM 1

11' 5" x 12' 0" (3.50m x 3.66m) Leaded light UPVC window to the front elevation, coved cornice, ceiling light, radiator.

#### BEDROOM 2

10' 9" x 12' 1" (3.28m x 3.70m) UPVC window to the rear elevation, ceiling light, coved cornice, radiator, glazed door to:

#### LEAN-TO CONSERVATORY

7' 6" x 12' 5" (2.29m x 3.81m) Glazed construction with patio doors to the rear.



#### BATHROOM

6' 7" x 5' 5" (2.02m x 1.67m) Fully tiled walls, three piece coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, obscure glazed UPVC window, ceiling light, radiator.



#### EXTERIOR

At the front of the property there is an open plan low maintenance garden area and driveway giving access to:

#### SINGLE GARAGE

16' 1" x 8' 2" (4.91m x 2.50m) Up and over door, concrete floor, power and lighting, external electric light, externally mounted gas and electricity meters, gated access to either side leading to:

#### ESTABLISHED REAR GARDENS

Delightful private gardens, landscaped situated to the rear and side of the property with extensive patio areas, shaped lawns, stocked borders with a variety of shrubs, plants, flowers and bushes, raised rockery, further patio and summerhouse, trellised arch, greenhouse etc.

#### AGENTS NOTE

In the Agents opinion the generous sized gardens offer extremely good potential to significantly extend the property and provide extremely spacious living accommodation.

#### DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, continuing into Bourne Road and then taking a right hand turning into Quaker Lane. Turn right into Mansell Close, follow the road round to the left and left again to the bottom of the cul-de-sac where upon the property is situated in the bottom corner.

#### AMENITIES

Local Spar shop and butchers within easy walking distance, In Town bus service. The town centre is less than a mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, weights and 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 prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time.  
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**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** B

**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: S11499**

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**

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**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		