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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



75 West Elloe Avenue, Spalding PE11 2BJ

£249,950 Freehold

- Popular Location
- Gas Central Heating
- No Chain
- 3 Bedrooms
- Large Kitchen Diner, Utility

Detached 3 bedroom house in popular non-estate town location. Front and rear gardens, driveway and garage. UPVC windows, gas central heating. Immediate vacant possession.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Half obscure glazed UPVC front entrance door with obscure glazed side panels opening into:

RECEPTION HALL

13' 6" x 5' 11" (4.14m x 1.82m) Laminate flooring, radiator, ceiling light, central heating thermostat control, telephone point, staircase off, door to:

SITTING ROOM

15' 1" x 12' 7" (4.60m x 3.84m) Fitted carpet, coved cornice, ceiling light, 2 TV points, radiator.

DINING KITCHEN

18' 8" x 11' 4" (5.71m x 3.47m) maximum Ceramic floor tiles, extensive range of fitted base cupboards and drawers beneath the roll edged worktops with inset single drainer one and a quarter bowl stainless steel sink unit, fitted dishwasher, electric oven, hob and multi speed cooker hood, built-in fridge freezer, intermediate wall tiling, matching eye level wall cupboards, 3 ceiling lights, radiator, 2 windows to the rear elevation, understairs cupboard, walk-in pantry with shelving and ceiling light, part glazed door to:



UTILITY ROOM

7' 10" x 5' 10" (2.39m x 1.80m) Ceramic floor tiles, worktop, plumbing and space for washing machine, ceiling light, radiator, UPVC rear window, half glazed UPVC rear entrance door.

CLOAKROOM

Two piece suite comprising low level WC, bracket hand basin, half tiled walls, tiled floor, obscure glazed UPVC window, ceiling light.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

UPVC side window, access to loftspace, doors arranged off to:

BEDROOM 1

13' 11" x 11' 1" (4.25m x 3.38m) Fitted carpet, UPVC window to the front elevation, radiator, ceiling light.

BEDROOM 2

11' 2" x 12' 8" (3.42m x 3.87m) maximum UPVC window to the rear elevation, fitted carpet, ceiling light, radiator, built-in Airing Cupboard housing Worcester gas fired combi boiler.

BEDROOM 3

9' 5" x 7' 4" (2.88m x 2.26m) Fitted carpet, UPVC window to the front elevation, radiator, ceiling light.

BATHROOM

6' 11" x 7' 3" (2.12m x 2.23m) Tiled floor, half tiled walls (fully tiled around the bath area), fitted three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, vertical radiator/towel rail, ceiling light, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is an open plan lawned garden, paved pathway and concrete driveway leading to:

ATTACHED GARAGE

16' 4" x 8' 2" (5.00m x 2.49m) Up and over door, concrete floor, power and lighting, consumer unit, externally mounted gas and electricity meters.

To the side of the Garage gated access to:

ENCLOSED REAR GARDEN

Almost full width paved patio, outside tap, lawned area with close boarded timber fencing to the side and rear boundaries, garden shed.

DIRECTIONS

From the Agents offices proceed along New Road to the trafficlights turn left into Pinchbeck Road, continue straight on at the first set of lights and then at the next set turn right into West Elloe Avenue. Take the left hand turning into Ladywood Road and then immediately right into the houses set back from West Elloe Avenue. No. 75 will be easily identified by the Agents For Sale sign.

AMENITIES

The town centre is within easy walking distance as is the Munro Medical Centre and Johnson Community Hospital. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11509

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
www.longstaff.com



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plans.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		