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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



24 Hannam Boulevard, Spalding PE11 1LA

£159,995 Freehold

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- No Chain
- Gas Central Heating

3 bedroom semi-detached property with accommodation comprising entrance lobby, lounge, dining room, kitchen and bathroom to the ground floor; 3 bedrooms to the first floor. Off-road parking to the front and low maintenance rear garden. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ACCOMMODATION**

Obscured UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 2" x 4' 0" (0.98m x 1.24m) Textured ceiling, smoke alarm, double radiator, staircase rising to the first floor, door into:

LOUNGE

12' 1" x 13' 2" (3.70m x 4.03m) UPVC double glazed bay window to the front elevation, textured ceiling, centre light point, radiator, brick fireplace with side plinths and wooden mantle with fitted gas coal effect fire, door into:

DINING ROOM

9' 0" x 16' 4" (2.76m x 5.0m) Coved and textured ceiling, 2 centre light points, UPVC double glazed window to the side elevation, radiator, central heating controls and thermostat.

INNER LOBBY

2' 7" x 6' 1" (0.79m x 1.86m) Textured ceiling, centre light point, coat rail, door into;



FAMILY BATHROOM

6' 2" x 7' 6" (1.88m x 2.30m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, fully tiled walls, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, shelf and wall mirror over, bath with taps and fitted powershower over with curtain and rail.

From the Dining Room a door leads into:

RECENTLY REFITTED KITCHEN

9' 10" x 10' 4" (3.0m x 3.17m) UPVC double glazed window to the front and side elevations, obscured UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre spotlight fitting, radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, stainless steel canopy extractor hood, fitted freestanding electric Zanussi cooker, plumbing and space for washing machine, space for fridge and freezer.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

Textured ceiling, centre light point, access to loft space, door into:

MASTER BEDROOM

12' 7" x 12' 9" (3.86m x 3.90m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator, storage cupboard off housing hot water cylinder and slatted shelving.

BEDROOM 2

8' 3" x 10' 3" (2.52m x 3.13m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

BEDROOM 3

7' 3" x 8' 11" (2.23m x 2.73m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

EXTERIOR

Concrete driveway providing multiple off-road parking for vehicles. Wooden side access gate leading into the rear garden.

REAR GARDEN

Low maintenance rear garden laid to concrete with fenced boundaries to both sides. Wooden garden shed.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road and continue into Bourne Road taking a right hand turning into Hannam Boulevard. The property is situated on the left hand side.

AMENITIES

Spalding town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities.



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		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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: S11511

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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