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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Heren Place, Spalding PE11 3LB

£299,950 Freehold

- Detached 3 Bedroom Bungalow
- Conservatory
- Low Maintenance Rear Garden
- No Chain
- Viewing Recommended

Superbly presented 3 bedroom detached bungalow situated in a popular location close to the town centre. Accommodation comprising entrance porch, entrance hallway, lounge, conservatory, utility room, kitchen breakfast room, bathroom (with four piece suite) and 3 bedrooms. Multiple off-road parking, garage and mature rear gardens. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

To the side elevation there is a UPVC double glazed door leading into:

ENTRANCE PORCH

2' 0" x 5' 0" (0.62m x 1.54m) Lantern lighting, oak effect laminate flooring, obscured wooden glazed door into:

ENTRANCE HALLWAY

6' 2" x 21' 0" (1.89m x 6.41m) Coved and textured ceiling, 2 centre light points, smoke alarm, access to loft space, laminate flooring, double radiator, storage cupboard off housing hot water cylinder with slatted shelving, door into:

FORMAL LOUNGE

12' 11" x 15' 5" (3.94m x 4.71m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, dimmer switch control, radiator, TV point, feature wooden fireplace with marble insert and hearth with fitted coal effect gas fire, part glazed door also leading into Entrance Hallway.

DINING ROOM/BEDROOM 3

9' 5" x 12' 0" (2.89m x 3.68m) UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point.

EDWARDIAN STYLE CONSERVATORY

9' 10" x 9' 10" (3.01m x 3.02m) Dwarf brick wall construction with UPVC double



glazed windows to both sides and to the rear elevations, UPVC double glazed French doors to the side elevation, tiled flooring, fan light, electric wall heater, power points.

From the Entrance Hallway a door leads into:

UTILITY ROOM

6' 2" x 9' 3" (1.90m x 2.82m) Obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, extractor fan, tiled flooring, fitted with a range of base and eye level units, work surfaces over, square bowl sink with mixer tap, plumbing and space for washing machine, wall mounted Baxi 400 gas boiler (newly fitted) and central heating controls, low level WC.

SIDE PORCH

UPVC construction, heat resistant polycarbonate roof, obscured UPVC double glazed door to the rear elevation, wall lights.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM

6' 11" x 9' 0" (2.12m x 2.76m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, heated stainless steel towel rail, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, bath with mixer tap and fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway into:

KITCHEN BREAKFAST ROOM

10' 0" x 11' 8" (3.05m x 3.58m) UPVC double glazed window to the side elevation, coved and textured ceiling, 2 centre light points, radiator, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, extractor hood, freestanding Cannon gas cooker, fitted slim-line dishwasher, space for fridge freezer, inset sink with mixer tap.

From the Entrance Hallway into:

BEDROOM 1

11' 11" x 14' 0" (3.64m x 4.29m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre fan light, radiator, TV point, freestanding wardrobe fitments comprising 2 double wardrobes and single wardrobe fitment.

BEDROOM 2

8' 11" x 10' 5" (2.74m x 3.18m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, 2 fitted double wardrobes.

EXTERIOR

Block paved driveway providing multiple off-road parking for vehicles. Hedged boundaries and gated access to both sides of the property. The front garden is designed for ease of maintenance with shrubs and trees and patio area. External electric socket, extensive lighting. Wrought iron double gated access to the side leading up to the:

GARAGE

9' 4" x 17' 5" (2.85m x 5.33m) 2.85m x 5.33m, up and over door, textured ceiling, strip lighting, power points, electric consumer unit board, shelving both sides and rear elevation.

There is an electric charging point to the front.

REAR GARDEN

Fenced boundaries to both sides and to the rear elevations, designed for ease of maintenance, wooden garden shed, wooden summerhouse, extensive lighting, water butt.

DIRECTIONS

Leave Spalding along Winsover Road, over the level crossing and turning immediately left into St Johns Road. At the 'T' junction turning left into Hawthorn Bank and right into The Parkway. Take the second turning left into Aalsmeer Rise follow this road down into Heren Place.



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: 16431

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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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		