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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Westminster Drive, Spalding PE11 2UW

£195,000 Freehold

- Detached Bungalow
- Gas Central Heating
- 2 Bedrooms
- Corner Plot
- No Chain

Detached 2 bedroom bungalow situated on a corner plot with off-road parking and single garage. Offered with no chain. Accommodation comprising lounge, kitchen diner, lean-to conservatory, 2 bedrooms and shower room. Low maintenance rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch and leading through an obscured UPVC double glazed door with matching obscured glazed panel to the side leading into:

ENTRANCE LOBBY

3' 7" x 6' 2" (1.11m x 1.89m) Centre light point, radiator, storage cupboard off with shelving, electric consumer unit board, door into:

LOUNGE

11' 5" x 18' 6" (3.49m x 5.65m) UPVC double glazed bay window to the front elevation, radiator, TV point, telephone point, coved ceiling, centre light point, 2 wall lights, feature fireplace with side plinths and matching wooden mantle with fitted gas coal effect fire.

INNER HALLWAY

3' 6" x 6' 2" (1.08m x 1.88m) Centre light point, access to loft space, smoke alarm, radiator, door into:

MASTER BEDROOM

10' 8" x 12' 11" (3.26m x 3.96m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator.



BEDROOM 2

8' 10" x 8' 8" (2.70m x 2.65m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, radiator, fitted wardrobe with hanging rail and shelving.

SHOWER ROOM

6' 0" x 6' 0" (1.83m x 1.84m) Obscured UPVC double glazed window to the side elevation, coved ceiling, centre light point, fully tiled walls, vinyl floor covering, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, fully tiled shower cubicle with fitted thermostatic shower over.

From the Inner Hallway a glazed door leads into:



KITCHEN DINER

9' 4" x 17' 6" (2.87m x 5.35m) UPVC double glazed window to the rear elevation, wooden glazed window to the side elevation, wooden obscure glazed door to the side elevation leading into Conservatory. Fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with taps, slot-in gas cooker, plumbing and space for washing machine, space for fridge and freezer, electric wall heater.

LEAN-TO CONSERVATORY

7' 8" x 10' 7" (2.35m x 3.25m) Brick construction and UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear and side elevations, polycarbonate roof, wall light.



EXTERIOR

The bungalow is situated on a corner plot with the front garden laid to lawn with stone patio area and paved pathways. The side garden is also laid to lawn with shrubs and trees. Also to the side is the concrete driveway providing off-road parking and leading to:

SINGLE GARAGE

8' 1" x 21' 2" (2.47m x 6.46m) Up and over door, power and lighting.

UTILITY STORAGE ROOM

5' 8" x 5' 11" (1.74m x 1.82m) Brick construction with UPVC double glazed window to the side and front elevations, obscure UPVC double glazed door to the front elevation.

BRICK BUILT STORE SHED

5' 10" x 9' 6" (1.79m x 2.92m) UPVC double glazed window to the front elevation.

REAR GARDEN

Designed for ease of maintenance laid to patio and gravelled area.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, proceed over the level crossing and take the second left hand turning into Hawthorn Bank. Proceed right down over the level crossing and take the next right into Westminster Drive.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross (minimum journey time 50 minutes).



Awaiting floorplan

Awaiting EPC

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: S11515

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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