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35 Balmoral Avenue, Spalding PE11 2RN

**£259,995 Freehold**

- Detached 2 Bedroom Bungalow
- Refitted Kitchen and Shower Room
- UPVC Double Glazed Windows, Doors, Fascias and Guttering
- No Chain
- Viewing Recommended

Superbly presented 2 bedroom detached bungalow. Completely refurbished with accommodation comprising entrance hallway, open plan lounge/kitchen, 2 double bedrooms and shower room. Mature gardens to the rear, multiple off-road parking and single attached garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## ACCOMMODATION

### OPEN ARCHED PORCH

Tiled floor and lantern lighting and through an obscured UPVC double glazed door with matching full length obscured glazed panels to both sides leading into:

### ENTRANCE HALLWAY

5' 3" x 15' 3" (1.62m x 4.67 m) Skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator, oak effect laminate flooring, cupboard off housing electric consumer unit board, hives system for the heating, storage cupboard off housing Ideal gas combination boiler, door into:

### MASTER BEDROOM

11' 11" x 11' 6" (3.65m x 3.52m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

### BEDROOM 2

10' 7" x 10' 11" (3.24m x 3.35m) UPVC double glazed sliding patio doors





to the rear elevation, skimmed ceiling, centre light point, radiator.

**SHOWER ROOM**

5' 8" x 6' 8" (1.73m x 2.04m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, part tiled walls, oak effect laminate flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with rainfall shower mixer tap, fully tiled shower cubicle with fitted Triton power shower over.

From the Entrance Hallway a door leads into:

**OPEN PLAN LOUNGE KITCHEN**

11' 11" x 22' 11" (3.64m x 7.0m)

**LOUNGE AREA**

UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, skimmed ceiling, inset LED lighting, double radiator, TV point, grey oak laminate flooring.

**KITCHEN AREA**

UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, skimmed ceiling, inset LED lighting, fitted with a wide range of base and eye level units with work surfaces over, splashbacks, inset one and a quarter stainless steel bowl sink with mixer tap, integrated Bosch stainless steel fan assisted oven, integrated Bosch ceramic hob, tiled splashbacks, stainless steel extractor hood, drawer units, space and plumbing for dishwasher.

**EXTERIOR**

Dwarf brick wall to the front with garden laid to lawn with a wide range of mature shrub and tree borders. Side access gate leading into rear garden.

**SINGLE ATTACHED GARAGE**

Up and over door, power and lighting.

**ATTACHED BRICK STORE/UTILITY**

3' 1" x 6' 0" (0.96m x 1.84m) Skimmed ceiling, centre light point, power points, worktop, plumbing and space for washing machine.

**REAR GARDENS**

External lighting, extensive patio and the garden is mainly laid to lawn with a wide range of mature shrub and tree borders with further gravelled area. Wooden garden shed and summerhouse. Vegetable patch and glasshouse. Enclosed by fenced boundaries to both sides and to the rear elevations.

**DIRECTIONS**

From the High Bridge proceed alongside the River into Cowbit Road and continue for a round 600 yards taking a left hand turning into Balmoral Avenue. The property is situated on the left hand side.

**AMENITIES**

Local primary and secondary schools, shops and the town centre are all within easy walking distance. Spalding also has secondary education with High and Grammar Schools and the Spalding Academy, a range of shopping, banking, leisure and commercial facilities and bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



Awaiting floorplan

Awaiting EPC

**TENURE** Freehold

**SERVICES** Mains water and electricity. Gas central heating. Metered water.

**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: S11523**

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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