

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 14 Telford Court, Spalding PE11 2GY

**£189,995 Freehold**

- Semi-Detached Bungalow
- No Chain
- Recently Refitted Kitchen
- 2 Bedrooms and Bathroom
- Viewing Recommended

Well presented 2 bedroom semi-detached bungalow situated on the edge of town. Accommodation comprising entrance hallway, lounge, kitchen diner, bathroom and 2 bedrooms. Low maintenance rear garden, allocated parking. Gas central heating. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406





#### **ACCOMMODATION**

Canopied storm porch with obscured composite door leading into:

#### **ENTRANCE HALLWAY**

3' 5" x 21' 11" (1.06m x 6.70m) Skimmed and coved ceiling, centre light point, access to loft space, smoke alarm, double radiator, BT point, central heating controls, vinyl plank flooring, storage cupboard off housing Vaillant gas boiler and slatted shelving. Door into:

#### **LOUNGE**

9' 11" x 15' 2" (3.04m x 4.64m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, 2 single wall lights, 2 radiators, BT point, TV point, feature wooden fire surround with pebble effect electric fire.

From the Entrance Hallway a door leads into:

#### **FAMILY BATHROOM**

5' 4" x 8' 5" (1.63m x 2.58m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre spotlight fitment, extractor fan, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks with mirror over, bath with mixer tap and fitted Triton power shower over, shower rail and curtain.



From the Entrance Hallway door leads into:

**KITCHEN DINER**

8' 11" x 12' 10" (2.72m x 3.93m) UPVC double glazed window to the rear elevation, UPVC obscured double glazed door to the rear elevation, skimmed and coved ceiling, centre spotlight fitting, radiator, BT point. Recently refitted with a wide range of base, eye level and drawer units with work surfaces over, splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, Indesit washing machine, Kenwood slim-line dishwasher, stainless steel fridge freezer, vinyl plank flooring.

**WALK-IN PANTRY**

Electric consumer unit board, shelving.

From the Entrance Hallway into:

**BEDROOM 2**

8' 4" x 10' 0" (2.55m x 3.06m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

**BEDROOM 1**

9' 3" x 11' 5" (2.84m x 3.50m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, walk-in wardrobe with hanging rail and shelving.

**EXTERIOR**

Hedging to the front with gravelled fore-garden and paved pathways, wooden gate to the side of the property accessing the rear garden.

Allocated parking space and further visitors parking space.

**REAR GARDENS**

The garden is designed for ease of maintenance with patio, plastic shed, external lighting, cold water tap.

**DIRECTIONS**

From the Agents Offices proceed along New Road continue over the traffic lights into Westlode Street, then turn left at the end at the junction into Albion Street. Proceed alongside the River and at the roundabout take the third exit on to Holbeach Road. Continue for 400 yards and turn right opposite the parade of shops into Queens Road. Follow down Queens Road where you will locate Telford Court on the left hand side

**AMENITIES**

The local convenience store, Lidl Supermarket and St. Pauls Church is just around the corner on Holbeach Road and the property is within walking distance of Springfields Shopping Centre. The town centre is also within easy walking distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The nearby Coronation Channel offers good dog walking facilities.

**AGENTS NOTE**

There is a management/maintenance fee for the upkeep of the external communal areas payable to St Pauls Court (Spalding) Ltd in 2 payments of £160 (£320pa).



Awaiting floorplan

Awaiting EPC

**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**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: S11557**

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](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)