

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Fre-Shir, The Raceground, Spalding Common PE11 3AP

£195,000 Freehold

- 2 Bedroom Bungalow
- No Chain
- Multiple Off-Road Parking, Car Port, Single Garage
- Gas Central Heating
- Viewing Recommended

2 bedroom detached bungalow situated on the edge of town. Accommodation comprising entrance hallway, lounge, kitchen breakfast room, shower room and 2 double bedrooms. Mature low maintenance rear gardens, multiple off-road parking. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC leaded obscured double glazed door to the side elevation leading into:

KITCHEN/BREAKFAST ROOM

12' 11" x 11' 8" (3.95m x 3.56m) Leaded UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, floor standing Marathon gas boiler, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated stainless steel hob, integrated Hotpoint electric fan assisted oven, pull out canopy extractor hood over, space for fridge freezer, storage cupboard off housing hot water cylinder with slatted shelving and central heating controls, door into Entrance Hallway.

ENTRANCE HALLWAY

Obscured leaded UPVC double glazed door to the front elevation, coved and textured ceiling, centre light point, access to loft space, smoke alarm, radiator, TV point. Door into:



BEDROOM 1

11' 10" x 12' 10" (3.63m x 3.93m) Leaded UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

9' 0" x 11' 6" (2.75m x 3.52m) UPVC leaded double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, recessed wardrobe/cupboard.

SHOWER ROOM

5' 6" x 6' 7" (1.69m x 2.02m) Obscured leaded UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, vinyl floor covering, fully tiled walls, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps and medicine cabinet over, wall mounted Triton Jade power shower (shower unit only, no screen or tray has been fitted).



From the Kitchen/Breakfast Room obscured double doors lead into:

LOUNGE

12' 11" x 18' 9" (3.95m x 5.72m) UPVC leaded double glazed window to the front elevation, coved and textured ceiling, centre light point, 3 double wall lights, radiator, TV point, feature fireplace with marble insert and hearth with fitted coal effect gas fire.

EXTERIOR

A gravelled driveway leading into extensive block paved driveway providing off-road parking. The front garden is mainly laid to shrubs and trees with raised borders. Lantern lighting.



Double wrought iron gated access leading into Car Port with further block paved driveway leading to:

SINGLE GARAGE

8' 6" x 16' 0" (2.61m x 4.90m) Wooden access door to the side elevation, glazed window to the rear elevation, power and lighting, gas meter, electric consumer unit board.

There is a wooden gate to the side with block paved pathway with shrub borders leading into:

LOW MAINTENANCE REAR GARDEN

Block paved patio area, further paved patio area, raised shrub borders, trees, glasshouse, cold water tap, fenced boundaries to both sides and to the rear elevations.



DIRECTIONS

From Spalding centre proceed in a southerly direction along the west bank of the River Welland along London Road continue without deviation to the T junction opposite the BP Service Station turning right into Little London. Proceed then take a right hand turning (on the sharp left hand bend) into The Raceground.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education 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 Kings Cross (minimum journey time 50 minutes).



GROUND FLOOR



While 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 misstatement. 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.
Made with Mapbox 6/20/18

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains Electricity, Water and Gas Heating.
Private drainage

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

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: S11576

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: s.spalding@longstaff.co.uk
www.longstaff.co.uk