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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Hereward Road, Spalding PE11 1HF

£169,950 Freehold

- No Chain
- Semi-Detached House
- 3 Bedrooms
- Gas Central Heating
- Viewing Recommended

3 bedroom semi-detached house in popular residential location convenient for local schools and the town centre. Car Port and off-road parking, side and rear gardens. Deceptively spacious accommodation comprising lounge, kitchen diner, conservatory, bathroom and 3 bedrooms. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Canopy porch with obscured leaded UPVC double glazed door leading into:

ENTRANCE LOBBY

6' 6" x 4' 3" (1.99m x 1.31m) Obscured UPVC double glazed window to the front elevation, BT point, skimmed ceiling, centre light point, smoke alarm, storage cupboard off, central heating thermostat, door into:

BATHROOM

6' 3" x 5' 10" (1.92m x 1.79m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitting, fully tiled walls, heated towel rail, wall mirror, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted Mira Sport power shower over.

From the Entrance Lobby into:

KITCHEN BREAKFAST ROOM

9' 6" x 12' 0" (2.92m x 3.68m) UPVC double glazed window to the side and rear elevations, textured ceiling, centre strip light, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled





splashbacks, inset one and a quarter bowl sink with mixer tap, extractor fan, space for gas or electric cooker, plumbing and space for washing machine. Obscured UPVC double glazed door to the rear elevation leading into:

CONSERVATORY

9' 0" x 14' 1" (2.76m x 4.31m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors to the rear elevation, heat resistant polycarbonate roof, tiled flooring, fitted wall heater.

From the Entrance Lobby a glazed door leads into:

LOUNGE DINER

11' 6" x 29' 7" (3.52m x 9.03m) UPVC double glazed window to the front and side elevations, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, 2 centre light points, 3 wall lights, 2 double radiators, electric consumer unit board, feature brick fireplace with wooden mantle and tiled hearth, glazed door into Kitchen Breakfast Room.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, textured ceiling, centre light point, smoke alarm, door into:

MASTER BEDROOM

10' 4" x 15' 5" (3.17m x 4.71m) UPVC double glazed window to the front and rear elevations, textured ceiling, centre light point, radiator, 2 fitted wardrobes, 2 wall lights, fitted storage cupboard housing hot water cylinder with slatted shelving.

BEDROOM 2

11' 0" x 11' 7" (3.37m x 3.55m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

BEDROOM 3

8' 1" x 8' 6" (2.47m x 2.60m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

EXTERIOR

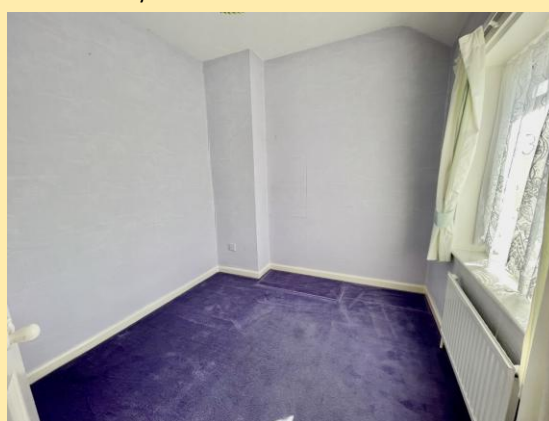
Wrought iron railings to the front elevation, gravelled area to the front with shrub and hedged borders.

Shared driveway and to the side of the property there is a CAR PORT with further parking area. Wooden garden shed, extensive patio, going round the side of the property there is a further garden shed and lawn with mature shrubs and trees. The rear garden is laid to lawn with range of shrubs and trees and fenced boundaries.

DIRECTIONS/AMENITIES

From the centre of Spalding proceed in a westerly direction along Winsover Road, pass over the level crossing and take the third right hand turning into Hereward Road where upon the property is situated on the left hand side at the bottom of the Cul-de-sac

Within walking distance of the town centre, the property is conveniently situated for access to a variety of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and the 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 accuracy, completeness and availability of information is not guaranteed as to their availability or efficiency can be given.
 Made with MyPlan 2.0.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.

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

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Ref: S11588

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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