

EST 1770



# Longstaff<sup>.COM</sup>

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



## 7 Meadow Close, Spalding PE11 2BL

**£255,000 Freehold**

- Detached Bungalow in Popular Location
- Lounge, Kitchen Diner
- 3 Bedrooms, Modern Shower Room
- Over Sized Detached Garage
- No Chain

Detached 3 bedroom bungalow in pleasant cul-de-sac location with UPVC windows and fascias and gas central heating (modern boiler), driveway, detached oversized garage and gardens. No onward chain. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Tiled step, recessed porch, external electric light, double glazed front entrance door with recessed porch into:

#### **RECEPTION HALL**

Radiator, access to loft space, coat hooks, Airing Cupboard housing the modern Viessmann gas fired central heating boiler (combi).

#### **LOUNGE**

16' 3" x 11' 1" (4.97m x 3.39m) Ceramic tiled fireplace, dual aspect with UPVC windows to the front and side elevations, radiator, ceiling light, 2 wall lights, coved cornice.

#### **KITCHEN DINER**

16' 1" x 8' 11" (4.91m x 2.73m) Dual aspect with UPVC windows to the side and rear elevations, radiator, single drainer sink unit with mono block mixer tap, worktops with cupboards and drawers beneath, plumbing and space for





washing machine, further appliance space, ceiling light with propeller style fan, shelved larder cupboard.

**BEDROOM 1**

11' 10" x 11' 5" (3.61m x 3.49m) UPVC window to the front elevation, Venetian blind, wall light, radiator, ceiling light with propeller style fan.

**BEDROOM 2**

11' 10" x 9' 5" (3.61m x 2.89m) UPVC window to the side elevation, ceiling light with propeller style fan, radiator, coved cornice.

**BEDROOM 3**

11' 9" x 10' 8" (3.60m x 3.27m) Sliding patio doors to the rear elevation, coved cornice, ceiling light, 2 wall lights, radiator.

**MODERN SHOWER ROOM**

7' 0" x 5' 9" (2.15m x 1.77m) Shower cabinet with fitted shower, over head sprinkler and retractable seat, low level WC with push button flush, pedestal wash hand basin with mixer tap, full height easy clean boarding, vertical radiator/towel rail, medicine cabinet, obscure glazed UPVC window with vertical blind.



**EXTERIOR**

The property occupies an established plot with shaped lawn to the front with mature shrubs and bushes. Drive way with parking for up to 3 cars, further lawned garden to the side of the drive way with shrubby border.

**DETACHED BRICK GARAGE**

19' 1" x 11' 3" (5.84m x 3.44m) Up and over door, concrete floor, side window, power and lighting.



To the right hand side of the Garage there is a paved patio area, summerhouse and attractive stocked borders. To the rear of the bungalow a pathway, small lawned area and extensive established shrubs and conifers.

**DIRECTIONS**

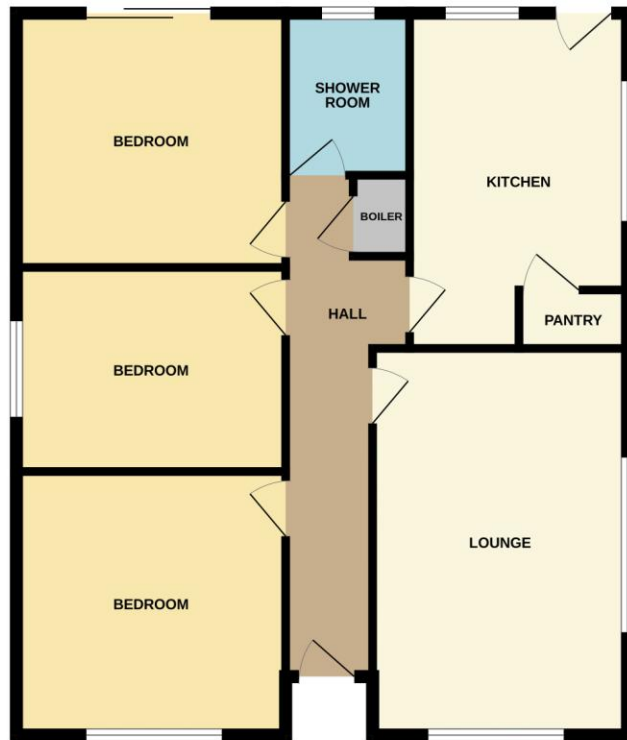
From the Agents Offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road. Continue straight on at the first set of lights continue to the next set turning right into West Elloe Avenue. Meadow Close is the last of the right hand turnings off West Elloe Avenue and on proceeding into the cul-de-sac the property is situated on the left hand side indicated by the Agents For Sale sign.

**AMENITIES**

The town centre is within easy walking distance as is the Munro Medical Centre. Spalding has a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR



Whilst 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 mis-statement. 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 Metropia C2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** C

**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 dients 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 dient(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:** S11596

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**

