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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Meadow Close, Spalding PE11 2BL

£243,500 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. Driveway with parking for up to 3 cars, further lawned garden to the side of the driveway 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

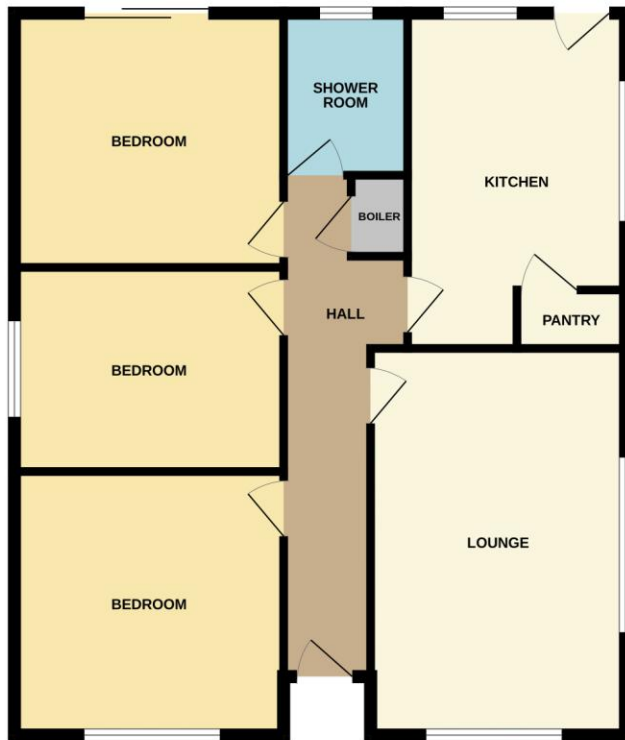
From the Agents Offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road. Continue straight on at the first set of lights continue to the next set turning right into West Elloe Avenue. Meadow Close is the last of the right hand turnings off West Elloe Avenue and on proceeding 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.
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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

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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

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CONTACT

