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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Lincoln Way, Spalding PE11 1PS

£294,000 Freehold

- Prime Location
- Large Corner Plot
- 3 Bedrooms
- Gas Central Heating
- Close to Primary School and Short Walk to Shops

Deceptively spacious 3 bedroom detached bungalow set on a corner plot with 2 driveways and integral garage. Entrance hallway, 3 bedrooms, lounge, kitchen diner, shower room, front, side and rear gardens. No chain. Viewing Recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured UPVC double glazed door with lantern lighting leading into:

ENTRANCE HALLWAY

10' 5" x 15' 4" (3.19m x 4.68m) Coved and textured ceiling, 2 centre light points, access to loft space (fully boarded with light), central heating thermostat, radiator, TV point, storage cupboard off housing hot water cylinder with slatted shelving, door into:

BEDROOM 3

7' 10" x 10' 2" (2.41m x 3.10m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, fitted double wardrobe, fitted single wardrobe.

BEDROOM 2

10' 11" x 10' 11" (3.33m x 3.35m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 1

9' 0" x 10' 10" (2.76m x 3.32m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.



From the Entrance Hallway a solid wooden obscured glazed door leading into:

LOUNGE

11' 0" x 15' 9" (3.36m x 4.81m) Dual aspect with UPVC double glazed window to the front and side elevations, coved and textured ceiling, decorative ceiling rose and cornice, 2 radiators, TV point, feature fireplace with solid wooden surround, marble insert and hearth with fitted coal effect gas fire.

From the Entrance Hallway a door leads into:

RECENTLY REFITTED SHOWER ROOM

6' 0" x 8' 0" (1.85m x 2.44m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and illuminated mirror over, walk-in shower enclosure with the rmostatic Mira shower over. Storage cupboard off.

From the Entrance Hallway a solid obscured glazed door into:

KITCHEN DINER

11' 3" x 17' 8" (3.43m x 5.41m) UPVC double glazed window to the both side elevations and the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, 2 fitted wall lights to the Dining area, centre spotlight fitment to the Kitchen area, 2 double radiators, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset sink with mixer tap, plumbing and space for washing machine and slim-line dishwasher, integrated Bosch stainless steel gas hob, extractor hood over, integrated New World eye level double fan assisted gas oven, tiled flooring.

Dining area has laminate flooring, fitted base units with worktop over, space for fridge freezer, space for tumble dryer.

EXTERIOR

Corner plot with 2 double gated driveways, one being laid to gravel and the other block paved and leading to the Integral Garage.

There is a gravelled area to the side with dwarf brick wall and a wide range of mature shrubs and trees, vegetable patch, wooden shed. Wooden side access gate leading into the enclosed side garden.

INTEGRAL GARAGE

8' 0" x 16' 7" (2.44m x 5.07m) Electric roller door, obscured UPVC double glazed window and door to the side elevation, skimmed ceiling, strip lighting, gas and electric meter, wall mounted Worcester Bosch boiler, cold water tap, shelving.

LOW MAINTENANCE REAR GARDEN

Shed and summerhouse, brick wall, raised shrub borders, extensive lighting.

DIRECTIONS

From the Agents offices proceed along New Road turning left at the traffic lights into Pinchbeck Road. Proceed straight on at two sets of traffic lights and at the next set turn left into Woolram Wygate. After passing the level crossing, take the third turning into the continuation of Woolram Wygate and Lincoln Way is a turning on the left hand side.

AMENITIES

Award-winning primary school, shops, Post Office, hairdressers and other local amenities are within easy walking distance as is the town centre which boasts a full range of shopping, banking, leisure, commercial, educational and medical facilities. The beautiful, historic town of Stamford is an 18 mile drive to the west, whilst the cathedral city of Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.





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: S11609

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
www.longstaff.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		