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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



8 Belgrave Road, Spalding PE11 2UZ

£179,950 Freehold

- Deceptively Spacious Accommodation
- No Chain
- 2 Bedrooms
- Integral Garage, Off Road Parking
- Viewing Recommended

Tastefully appointed extended semi-detached bungalow in popular residential location. Established rear gardens, driveway and integral garage. UPVC windows, gas central heating. Entrance hall, lounge, inner hallway, dining room, fitted kitchen, 2 bedrooms and shower room. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part obscure glazed composite front entrance door with obscure glazed side panel opening into:

ENTRANCE PORCH

Coved cornice, ceiling light, radiator, built-in Airing Cupboard housing the gas central heating boiler, hot water cylinder and slatted shelving.

LOUNGE

18' x 11' 7" (5.49m x 3.53m) Modern pebble effect gas fire and point within decorative surround, coved cornice, ceiling light, UPVC window to the front elevation, double radiator, door to:

L SHAPED INNER HALLWAY

Radiator, ceiling light, doors arranged off to:



DINING ROOM

9' 10" x 9' 9" (3m x 2.97m) Laminate flooring, coved cornice, ceiling light, radiator, TV point, UPVC window overlooking the rear garden, open arch leading into:

FITTED KITCHEN

16' 8" x 9' 10" (5.08m x 3m) Comprehensive range of modern fitted units comprising base cupboards and drawers, eye level wall cupboards, intermediate wall tiling, UPVC window to the rear elevation, part glazed UPVC external entrance door, 2 sets of 4 way adjustable ceiling light fittings, radiator, built-in Indesit electric double oven and 4 burner gas hob with multi speed cooker hood, plumbing and space for washing machine, further appliance space, single drainer stainless steel sink unit with mono block mixer tap.

Also accessed off the Inner Hallway are:

BEDROOM 1

12' 11" x 10' 6" (3.94m x 3.2m) UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 2

8' 9" x 8' 8" (2.67m x 2.64m) UPVC window to the side elevation, coved cornice, ceiling light, radiator.

SHOWER ROOM

6' x 5' 6" (1.83m x 1.68m) Half tiled walls, fitted three piece suite comprising shower cabinet with Mira electric shower, low level WC with push button flush, wash hand basin with mixer tap, obscure glazed UPVC window, radiator, ceiling light.

EXTERIOR

At the front of the property there is a small open plan lawned garden with paved pathway and a driveway with parking space and access to:

INTEGRAL GARAGE

17' 11" x 9' (5.46m x 2.74m) Concrete floor, up and over door.

Gated side access to:

ENCLOSED REAR GARDENS

Laid to lawn with extensive paved patio areas, stocked border and timber garden shed.

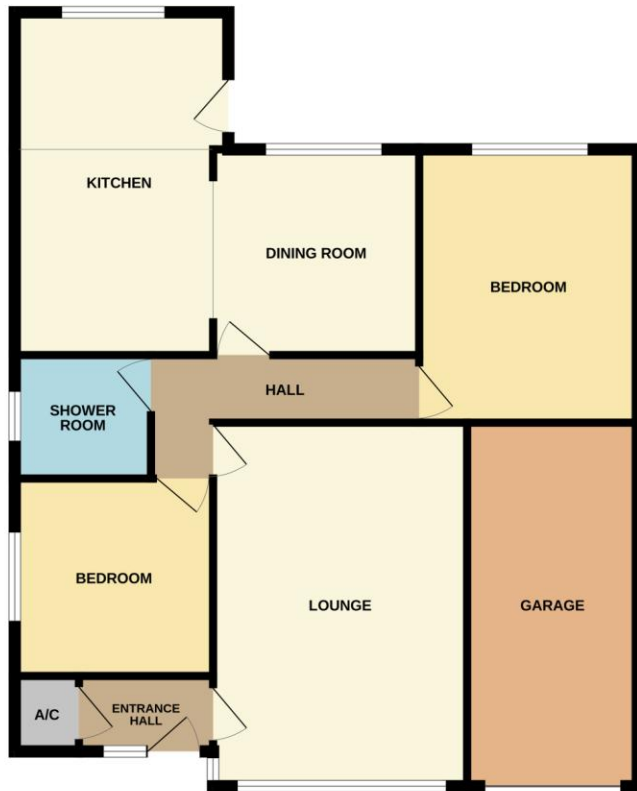
DIRECTIONS

From Spalding proceed in an easterly direction along Winsover Road, over the level crossing and then take the first left hand turning in to St Johns Road. Proceed to the 'T' junction turning left into Hawthorn Bank, proceed over the railway crossing and then take the second left hand turning into Tavistock Road. Belgrave Road is the first turning to the right hand the property is situated on the right hand side.

AMENITIES

Nearby Little London has a general stores, builders merchants, public house, service station etc. The town centre is within walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railways stations. Peterborough is 18 miles to the south and has 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 Metropix CS224

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

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

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Ref: S11620

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

