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## 19 Chaucers Way, Spalding PE11 1LH

**£230,000 Freehold**

- No Chain
- Popular Location
- Good Sized Rear Garden
- Spacious 3 Bedroomed Accommodation
- Viewing Recommended

Detached 3 bedroom chalet bungalow, with off-road parking, single garage and good sized rear garden. Accommodation comprising entrance hallway, large lounge diner, kitchen, wet room and ground floor bedroom to the ground floor; 2 double bedrooms to the first floor. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ACCOMMODATION**

Obscured UPVC double glazed door with matching full length obscured glazed panel to the side leading into:

**ENTRANCE HALLWAY**

7' 7" x 6' 4" (2.33m x 1.95m) Skimmed ceiling, centre light point, radiator, staircase rising to first floor, door into:

**WET ROOM**

5' 5" x 6' 5" (1.66m x 1.96m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, heated towel rail, fitted with a suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bidet, fitted Triton shower with shower curtain and rail.

**BEDROOM 3**

6' 3" x 10' 3" (1.93m x 3.13m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, BT point, storage cupboard off with radiator slatted shelving.



#### LOUNGE DINER

11' 2" x 24' 1" (3.42m x 7.35m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, 2 centre light points, 2 wall lights, 2 double radiators, TV point, feature fireplace with wooden mantle and tiled hearth with fitted coal effect gas fire, door into:

#### KITCHEN DINER

10' 11" x 15' 8" (3.33m x 4.80m) 2 UPVC double glazed windows to the rear elevation, UPVC obscure double glazed door to the rear elevation, textured ceiling with centre light point, double radiator, storage cupboard/pantry off housing boiler, water softener and wall mounted Valliant gas boiler. The kitchen is fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with pull out mixer tap, plumbing and space for washing machine, space for fridge freezer, integrated Hotpoint electric fan assisted oven, integrated ceramic hob with stainless steel canopy extractor hood over.

From the Entrance Hallway the staircase rises to:

#### FIRST FLOOR LANDING

Textured ceiling, centre light point, smoke alarm, storage cupboard off, access to loft space, door into:

#### BEDROOM 1

10' 4" x 14' 7" (3.16m x 4.45m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator, BT point, 2 double wardrobes, built-in dressing table, 2 x 3 drawer chests, shelf.

#### BEDROOM 2

11' 5" x 15' 3" (3.49m x 4.66m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, double radiator.

#### EXTERIOR

Dwarf brick wall with concrete driveway leading to

The gardens to the front are designed for ease of maintenance with paved pathways and central raised border with shrubs.

#### SINGLE GARAGE

7' 8" x 10' 6" (2.35m x 3.22m) Up and over door, lighting, partly partitioned.

#### REAR GARDEN

Good sized rear garden mainly laid to astro turf with shrub borders, wooden garden shed. Fenced boundaries to both side elevations and patio area, lighting, cold water tap. Pull out sun canopy.

#### SERVICES

Mains water, electricity and drainage. Gas central heating.

There are 16 solar panels.

#### DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, continue over the level crossing and then take the second right hand turning into West Parade. Proceed to the 'T' junction turning left into Pennygate and then take the sixth right hand turning into Chaucers Way.

#### AMENITIES

Local schools and shops within easy walking distance as is Spalding town centre which offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is approximately 18 miles to the south and offers a fast train with London's Kings Cross minimum journey time 46 minutes.



## THINKING OF SELLING YOUR HOME?

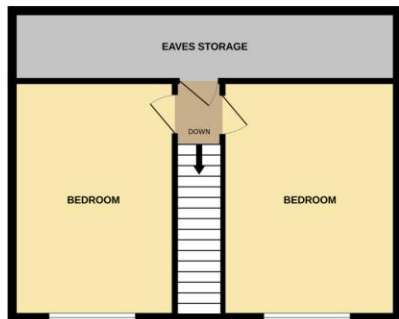
If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



GROUND FLOOR



1ST 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		87 B
69-80	C	80 C	
55-68	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: S11617**

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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