

EST 1770



# Longstaff<sup>.COM</sup>

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



13 St Johns Road, Spalding PE11 1JB

**£164,995 Freehold**

- No Chain
- 2 Bedrooms
- Recently Refitted Kitchen and Bathroom
- Gas Central Heating
- Viewing Recommended

Spacious 2 bedroom end terraced property, within walking distance of the town centre. Open plan lounge/diner, conservatory and kitchen to the ground floor; 2 bedrooms and shower room to the first floor. Low maintenance rear garden, allocated parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Open porch with external lighting and door bell leading to an obscure UPVC double glazed door leading into:

#### **ENTRANCE LOBBY**

5' 2" x 6' 2" (1.60m x 1.89m) Coved and textured ceiling, centre light point, electric consumer unit, radiator, central heating thermostat, UPVC double glazed window to the side elevation, staircase rising to first floor, solid oak door leading into:

#### **LOUNGE DINER**

13' 9" x 22' 6" (4.21m x 6.87m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, 2 double radiators, TV point, telephone point, solid oak door to:

**UNDERSTAIRS STORAGE CUPBOARD** with textured ceiling, fitted coal rail.

From the Lounge Diner solid oak door leading into:

#### **KITCHEN**

7' 1" x 11' 1" (2.16m x 3.38m) UPVC double glazed window to the rear



elevation, coved and textured ceiling, centre spotlight fitting, radiator, recently fitted with a wide range of oak fronted units with base and eye level units, work surfaces over, tiled splashbacks, central heating controls, fitted larder cupboard, plumbing and space for washing machine, space for fridge freezer, inset one and a quarter enamel sink with mixer tap over, integrated stainless steel gas hob with Hotpoint stainless steel extractor hood over, Hotpoint double fan assisted oven fitted.

From the Lounge Diner sliding patio doors lead into:

#### **CONSERVATORY**

10' 2" x 9' 6" (3.10m x 2.90m) Dwarf brick wall and UPVC construction, fitted window blinds, UPVC double glazed French doors to the rear elevation, power points, 2 wall lights.



From the Entrance Lobby the staircase rises to:

#### **FIRST FLOOR LANDING**

7' 1" x 5' 2" (2.17m x 1.59m) Coved and textured ceiling, centre spotlight fitting, a ccess to loft space, solid oak door into:

#### **MASTER BEDROOM**

11' 4" x 13' 10" (3.46m x 4.23m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre fan light, radiator.

#### **BEDROOM 2**

9' 10" x 11' 1" (3.01m x 3.39m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre fan light, radiator.



#### **RECENTLY REFITTED SHOWER ROOM**

7' 5" x 7' 3" (2.27m x 2.21m) Fitted double glazed Velux window to the rear elevation, coved and textured ceiling, centre spotlight fitting, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, wall mirror, walk-in shower enclosure with glass screen with thermostatic shower over.

From the Landing a solid oak door leads into:

#### **STORAGE CUPBOARD**

Housing hot water cylinder with slatted shelving, wall mounted Ideal gas boiler.



#### **EXTERIOR**

Gated access and pathways – the front garden is mainly laid to lawn with patio area and gravelled borders and brick wall to the right hand side.

Wooden side access gate leading into:

#### **REAR GARDEN**

2 garden sheds, extensive patio area, gravelled area, fenced boundaries to both sides and to the rear elevation, cold water tap, wooden access gate to the rear to the parking area.

#### **ALLOCATED PARKING**

#### **DIRECTIONS**

From the centre of Spalding proceed in a westerly direction along Winsover Road, continue over the level crossing, then turn immediately left into St. Johns Road.

#### **AMENITIES**

The centre of Spalding is within easy walking distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.





**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** A

**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: 16790**

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		