

EST 1770



# Longstaff<sup>®</sup>

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



82 Edinburgh Drive, Spalding PE11 2RT

**£263,950 Freehold**

- Completed Modernised/Updated Bungalow
- 2 Double Bedrooms
- Bathroom with Bath and Separate Shower
- Beautifully Presented Rear Garden
- Gas Central Heating

Superbly presented detached bungalow situated in a popular location on the edge of town. Accommodation comprising entrance hallway, lounge, recently refitted kitchen diner, 2 double bedrooms and family bathroom with 4 piece suite. Beautifully presented rear gardens, single garage and off-road parking. UPVC double glazed windows, doors, fascias and guttering. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Composite obscured double glazed door with matching obscured UPVC double glazed panel to the side leading into:

#### ENTRANCE HALLWAY

6' 0" x 14' 8" (1.84m x 4.49m) Skimmed and coved ceiling, decorative ceiling rose, centre light point, access to part boarded loft space with ladder, radiator, BT point, USB charging sockets, storage cupboard off housing coat rails and shelving, solid oak door into:

#### LOUNGE

14' 0" into bay x 15' 6" (4.27m x 4.74m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, 2 wall lights, double radiator, TV point, feature fireplace with wooden surround and electric fitted fire, picture wall light. Part glazed oak door into:





#### **KITCHEN DINER**

8' 9" x 21' 10" (2.68m x 6.68m) UPVC double glazed window and door to the rear elevation, further UPVC double glazed box bay window to the rear elevation, skinned and coved ceiling, inset LED lighting, smoke alarm, 2 UPVC Velux windows, centre light point, radiator, oak vinyl Quickstep flooring, fitted with a wide range of base and eye level units, solid wooden worktop over, inset sink with mixer tap, integrated Neff induction hob, Neff stainless steel canopy extractor hood over, integrated stainless steel Neff Slide & Hide fan assisted oven, under cabinet lighting, integrated Bosch freezer and fridge, further drawer units with soft closure.

From the Entrance Hallway solid oak door off leading into:



#### **MASTER BEDROOM**

10' 11" x 19' 10" (3.34m x 6.07m) Coved and textured ceiling, 2 centre light points, radiator, part oak vinyl Quickstep flooring and part carpeted, concealed thermal hot water cylinder tank and controls, UPVC double glazed window to the side elevation.

#### **BEDROOM 2**

10' 11" x 11' 5" (3.33m x 3.50m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.



#### **FAMILY BATHROOM**

6' 4" x 10' 11" (1.94m x 3.34m) Obscured UPVC double glazed window to the side elevation, coved ceiling, inset LED lighting, oak vinyl Quickstep flooring, graphite heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin with rainfall mixer tap fitted into vanity unit with storage below and splashbacks, bath with splashbacks, fitted with Aqualisa mixer tap and further shower attachment tap, fully enclosed shower cubicle with Aqualisa digital thermostatic rainfall shower and further shower attachment tap.



#### **EXTERIOR**

Dwarf brick wall and block paved driveway. Gravelled area to the front with shrub borders. Lighting, external double electric socket.



#### **GARAGE**

9' 8" x 19' 0" (2.97m x 5.8m) Up and over door, power and lighting, electric consumer unit board (recently fitted), gas meter, plumbing and space for washing machine, enamel sink with tap, fitted low level WC, wall mounted Worcester gas boiler, recently fitted water softener, obscure UPVC double glazed window and door to the rear elevation.

Side wooden access gate leading into:

#### **REAR GARDEN**

Patio, mainly laid to lawn with a wide range of mature shrub and tree borders, astro turf and patio to the rear, water butt, vegetable patch, lighting and cold water tap.

#### **DIRECTIONS**

From our Office on Bridge Street, proceed over the bridge, turn right onto Churchgate, turn left onto Balmoral Avenue, bear right onto Edinburgh Drive.

#### **AMENITIES**

Local schools and the Tesco Convenience Store are within easy walking distance. The centre town is just under a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of 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, Smart metres throughout the property.

**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 clients 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 client(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: S11735**

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](http://www.longstaff.com)

