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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



46 Park Road, Spalding PE11 1NH

£210,000 Freehold

- 3 Bedrooms
- 2 Reception Rooms, Large Conservatory
- Off-Road Parking
- Walking Distance of Town
- No Chain

Older style detached house in town location with generous sized established gardens and off-road parking. Double glazed and centrally heated offering spacious accommodation requiring some updating and refurbishment but providing scope and potential to an incoming buyer. Ideal investment opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door to:

ENTRANCE PORCH

Part glazed inner door to:

RECEPTION HALL

11' 11" x 5' 11" (3.65m x 1.81m) Staircase off, gas meter, radiator, under stairs cupboard, door to:

SITTING ROOM

11' 11" x 10' 11" (3.65m x 3.35m) plus walk-in bay window to the front elevation. UPVC side window, radiator, coal effect gas fire with decorative surround, dado rail, picture rail.

DINING ROOM

11' 11" x 11' 0" (3.64m x 3.37m) plus walk-in UPVC bay window to the front elevation. Radiator, ceiling light, dado rail, door leading into the Kitchen.

Also from the Reception Hall obscure glazed door leading down to:



INNER LOBBY/UTILITY AREA

9' 4" x 5' 0" (2.86m x 1.53m) Plumbing and space for washing machine, quarry tiled floor, sliding door to:

SHOWER ROOM

10' 2" x 4' 10" (3.10m x 1.49m) Fully tiled walls, three piece suite comprising shower cabinet with Mira shower, low level WC, pedestal wash hand basin, obscure glazed UPVC window, tiled floor, vertical radiator/towel rail.

KITCHEN

13' 0" x 7' 11" (3.97m x 2.42m) Range of fitted units comprising base cupboards and drawers, roll edged worktop, single drainer stainless steel sink unit, 4 burner gas hob, electric double oven, cooker hood, eye level wall cupboards, tiled walls and floor, window overlooking:



CONSERVATORY/GARDEN ROOM

19' 10" x 12' 2" (6.07m x 3.73m) average measurement A roughly triangular shaped room with dwarf brick wall, UPVC double glazing, UPVC patio doors, mono pitch polycarbonate roof, radiator, door to:

STORE/WORKSHOP

8' 5" average x 8' 4" (2.57m average x 2.56m) Work bench, UPVC window, power points.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Access to loft space, radiator, UPVC window to the rear, door to:



CLOAKROOM

Upvc obscure double-glazed window to the front elevation. Centre light point, fitted with a two-piece suite comprising of a low level W.C, wash hand basin

BEDROOM 1

11' 11" x 10' 3" (3.65m x 3.14m) Dual aspect with UPVC windows to the front and rear elevations, ceiling light with propeller style fan, radiator, 2 fitted wardrobes.

BEDROOM 2

11' 11" x 10' 3" (3.65m x 3.13m) UPVC window to the front elevation, ceiling light with propeller style fan, radiator, picture rail, 2 recessed wardrobes, door giving direct access into:



BEDROOM 3

13' 2" x 8' 0" (4.02m x 2.45m) Dual aspect with UPVC windows to the rear and side elevations, radiator, ceiling light, cupboard housing the Vaillant gas fired combi boiler.

EXTERIOR

At the front of the property there is a garden area with low bricked wall to the front boundary, block paved driveway providing side by side parking for 2 cars. Hand gate giving access to:

ESTABLISHED GARDEN

This being situated to the side and rear with paved patio areas, timber shed and an array of plants and shrubs, raised planter, water butts and greenhouse. Outside lights and external socket.



DIRECTIONS

From Spalding proceed in a westerly direction along Winsor Road, over the level crossing, turning immediately right into Park Road where upon the property is situated on the left hand side.

AMENITIES

The town centre and associated amenities within easy walking distance offering a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. 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 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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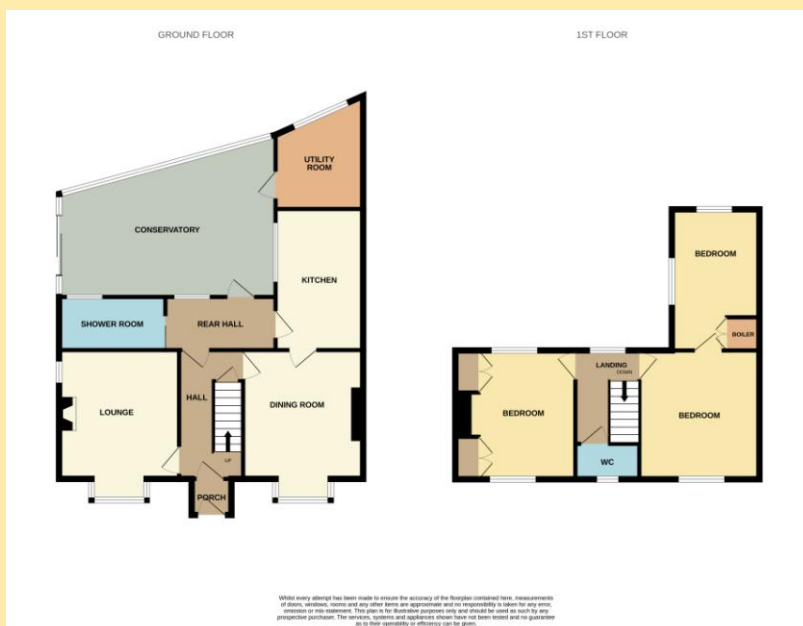
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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		