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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Clydesdale Crescent, Spalding PE11 3GQ

Guide Price £325,000 Freehold

- Popular Location
- Gas Central Heating
- 3 Double Bedrooms
- Conservatory
- En-Suite

Superbly presented 3 bedroom detached bungalow situated in a popular location close to the town centre. Accommodation comprising entrance hall, lounge diner, kitchen breakfast room, conservatory, 3 double bedrooms (en-suite to master) and family bathroom. Enclosed rear gardens, driveway and garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Storm porch with outside light and doorbell, tiled step and leading through an obscure UPVC double glazed leaded door with matching obscure leaded panel to the side leading into:

ENTRANCE HALLWAY

5' 3" x 25' 2" (1.62m x 7.69m) Widening to 6'1" (1.86m). Coved and textured ceiling with 2 centre light points, smoke alarm, access to loft space (part boarded), porthole window, double door storage cupboard off housing hot water cylinder with slatted shelving and freestanding Ideal Mexico gas boiler, further storage cupboard with hanging rails and shelving, 2 radiators, carbon monoxide detector.

LOUNGE DINER (L SHAPED)

12' 6" x 20' 2" (3.81m x 6.15m) Widening to 22'8" (6.91m).

LOUNGE AREA

Leaded UPVC double glazed windows to the front and side elevations, UPVC double glazed sliding patio doors to



the rear elevation, skimmed and coved ceiling with centre light point, double radiator, single radiator, TV point, telephone point, fireplace with wooden decorative surround, marble insert and hearth with fitted electric coal effect fire (there is also a gas point), opening into:

DINING AREA

9' 10" x 12' 11" (3.00m x 3.95m) Skimmed and coved ceiling with centre light point, radiator, hatch to kitchen, door to Entrance Hallway.

From the Entrance Hallway a glazed door gives access to:

KITCHEN BREAKFAST ROOM

11' 4" x 12' 11" (3.46m x 3.96m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation leading into Conservatory, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, plumbing and space for washing machine, space for fridge freezer, space for dishwasher, inset enamel sink with mixer tap, integrated Neff gas hob, Neff double oven, Belling extractor hood over, coved and textured ceiling with strip light, telephone point, double radiator.

CONSERVATORY

7' 1" x 6' 2" (2.17m x 1.88m) UPVC construction with UPVC double glazed full length windows to both sides and to the rear, UPVC sliding patio doors to the rear elevation, wall light, fitted electric wall heater.

FAMILY BATHROOM

7' 3" x 7' 5" (2.22m x 2.27m) UPVC obscure double glazed window to the side elevation, coved and textured ceiling, extractor fan, centre light point, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with taps with fitted thermostatic shower over, shower screen, shaver point.

BEDROOM 3

9' 10" x 10' 11" (3.00m x 3.35m) UPVC double glazed window to the rear elevation, coved and textured ceiling with centre light point, radiator, TV point.

BEDROOM 2

10' 5" x 13' 3" (3.18m x 4.04m) UPVC leaded double glazed window to the front elevation, skimmed and coved ceiling with centre light point, radiator.



MASTER BEDROOM

13' 3" x 12' 7" (4.05m x 3.85m) UPVC leaded double glazed window to the front elevation, skimmed and coved ceiling with centre light point, fitted wardrobe with sliding doors, hanging rail and shelving, TV point, telephone point, door to:

EN-SUITE SHOWER ROOM

3' 2" x 10' 10" (0.98m x 3.31m) UPVC obscure leaded double glazed window to the side elevation, coved and textured ceiling with extractor fan, centre light point, radiator, shaver point, wall mirror, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with grab rail and fitted thermostatic shower.

EXTERIOR

The property is situated on a corner plot. The front garden is laid to lawn with mature shrub and tree borders, block paved pathways leading to the front door. The side garden has hedged boundaries with mature shrub and trees. Access gate to:

REAR GARDEN

The rear garden is not overlooked and has brick wall boundary to one side and the rear and fenced boundary to the other side, outside tap, paved pathways, paved patio, the garden is mainly laid to lawn with mature shrub and tree borders. Glasshouse. Access gate to the rear leading to block paved driveway and access to:

GARAGE

9' 5" x 18' 2" (2.89m x 5.56m) Brick construction with electrically operated garage door, eaves storage, power and lighting, wooden double glazed window to the side, wooden access door into rear garden.



DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, continue into Bourne Road and turn left at the traffic lights into The Broadway. Take a left hand turning into Farrier Way and turn left into Clydesdale Crescent.

AMENITIES

The property is situated on the western outskirts of Spalding and on the bus route into town. Spalding offers a wide range of facilities including various shops, banks, public houses, restaurants, primary and secondary schools, Churches, sports clubs etc. The Cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



GROUND FLOOR
1236 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 sq.m.) approx.

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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band D

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: S9827

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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