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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Dias Close, Spalding PE11 2GJ

£152,950 Freehold

- Ideal First Time Buy/Investment
- 2 Double Bedrooms
- Allocated Parking
- No Chain
- Viewing Recommended

Well presented 2 bedroom semi-detached house with allocated parking and low maintenance rear garden. Accommodation comprising entrance hallway, lounge diner, kitchen, cloakroom, 2 double bedrooms and family bathroom. Full UPVC double glazed windows and doors. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Attractive pillared storm porch with composite obscure leaded door leading into:

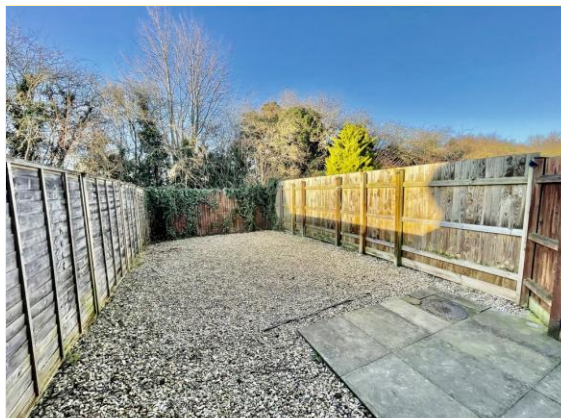
ENTRANCE HALLWAY

3' 11" x 12' 2" (1.20m x 3.71m) Skimmed ceiling, centre light point, smoke alarm, central heating thermostat, telephone point, double radiator, staircase rising to first floor, door to:

CLOAKROOM

2' 10" x 5' 1" (0.87m x 1.55m) Obscure Georgian effect double glazed window to the front elevation, skimmed ceiling, centre light point, electric consumer board, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

From the Entrance Hallway a door leads into:



KITCHEN

6' 0" x 10' 5" (1.83m x 3.18m) UPVC double glazed window to the front elevation, skimmed ceiling, centre spotlight, fitted with a wide range of base, eye level and drawer units with work surfaces over, inset sink with mixer tap, tiled splashbacks, integrated Stoves stainless steel 4 ring gas hob, extractor hood over, integrated Amica fan assisted stainless steel oven, plumbing and space for washing machine, space for fridge.

From the Entrance Hallway a door leads into:

LOUNGE

13' 3" x 13' 3" (4.05m x 4.04m) maximum. Georgian effect UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, 2 centre light points, smoke alarm, 2 radiators, TV point, telephone point, under stairs storage cupboard.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

3' 3" x 6' 6" (1.00m x 1.99m) Skimmed ceiling, centre light point, smoke alarm, access to loft space, door to:

MASTER BEDROOM

8' 10" x 13' 4" (2.71m x 4.07m) 2 Georgian effect UPVC double glazed windows to the rear elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point.

BEDROOM 2

7' 2" x 13' 3" (2.20m x 4.05m) maximum 2 UPVC double glazed windows to the front elevation, skimmed ceiling, centre light point, radiator, storage cupboard off.

FAMILY BATHROOM

Skimmed ceiling, centre spotlight, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and Mira Select thermostatic shower over, shower curtain and rail.

EXTERIOR

Gravelled foregarden and block paved pathway. 2 allocated parking spaces to the side of the property. Side access gate leading to:

REAR GARDEN

Designed for ease of maintenance with patio and gravelled areas. Fenced boundaries to both sides and to the rear elevation.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed in a southerly direction along the west bank of the River Welland along London Road continue for a round half a mile eventually turning right into Magellan Way. Proceed into the Jelson Estate up to the 'T' junction turning right into Livingstone Drive and turn left into Dias Close where the property is located at the bottom of the cul-de-sac.

AMENITIES

The town centre is less than a mile away and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

Awaiting floorplan

Awaiting EPC

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: S10529

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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