

EST 1770



Longstaff[®]

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Daniels Gate, Spalding PE11 3QY

£144,950 Freehold

- No Chain
- Popular Location
- 2 Bedrooms
- Gas Central Heating (New Boiler 2019)
- Refitted Kitchen
- Viewing Recommended

2 bedroom end terraced property with allocated parking and enclosed rear gardens. Accommodation comprising entrance porch, lounge, kitchen diner, 2 double bedrooms and family bathroom. UPVC double glazed windows and gas central heating. Ideal first time buy/investment.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



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ACCOMMODATION

Open storm porch with external lighting leading through a wooden double glazed door into:

ENTRANCE PORCH

4' 1" x 5' 10" (1.26m x 1.79m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, double radiator, BT point, fitted oak flooring, staircase rising to first floor, glazed door into:

LOUNGE

12' 3" x 12' 5" (3.75m x 3.80m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, dimmers switch, gas point (for fire), TV point, glazed door into:

KITCHEN DINER

10' 0" x 15' 4" (3.06m x 4.69m) UPVC double glazed window



to the rear elevation, wooden obscure double glazed door to the rear elevation, skinned and coved ceiling, inset LED lighting, laminate flooring, double radiator, wall mounted Ideal boiler (new 2019), central heating controls. Re-fitted in 2020 with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a half bowl sink with mixer tap, integrated stainless steel fan assisted oven, integrated ceramic hob with glass splashbacks, extractor fan, space for fridge freezer.

From the Entrance Porch the staircase rises to:

FIRST FLOOR LANDING

3' 0" x 7' 2" (0.92m x 2.19m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, door to:

MASTER BEDROOM

11' 5" x 12' 5" (3.48m x 3.81m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving.

BEDROOM 2

7' 11" x 11' 0" (2.42m x 3.36m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BATHROOM

7' 4" x 7' 0" (2.24m x 2.14m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, radiator, tiled flooring, extractor fan, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with fitted Triton power shower over, rail and curtain.

EXTERIOR

Allocated parking to the front of the property, block paved and gravelled front garden. Side access gate into:

REAR GARDEN

Patio area, cold water tap, fenced boundaries to both sides and to the rear, the garden is mainly laid to lawn. Wooden garden shed.

DIRECTIONS

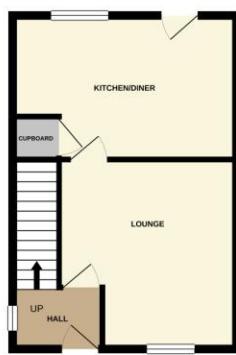
Leave Spalding along Pinchbeck Road. At the third set of traffic lights turn left into Woolram Wygate, proceed over the level crossing and take the third right into Two Plank Lane, right into Lilburn Drive and Daniels Gate is the first left.

AMENITIES

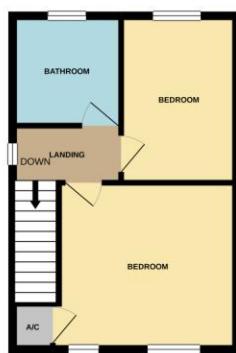
The town has a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq ft. (65.8 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 inaccuracy. The floorplan is for guidance only and should not be relied upon for any purpose. 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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TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S10694

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		