EST 1770

Longstaff.com

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



13 Bruce Close, Spalding PE11 2GN

£210,000 Freehold

- Semi-Detached House - No Chain
- 4 Bedrooms
- Cloakroom, En-Suite and Bathroom
- Off-Road Parking
- Viewing Recommended

Modern 3 storey semi-detached house with UPVC windows and gas central heating. Entrance hall, cloakroom, kitchen, lounge diner, 4 bedrooms (one en-suite) and bathroom. Enclosed rear garden and off-road parking. No onward chain.







ACCOMMODATION Part glazed composite front entrance door to:

ENTRANCE HALL 17' 10" x 3' 0" (5.46m x 0.92m) Wood grain effect vinyl flooring, ceiling light, radiator, understairs store cupboard, central heating thermostat control, doors arranged off to:

CLOAKROOM Two piece suite comprising low level WC with push button flush and pedestal wash hand basin, obscure glazed UPVC window, consumer unit, radiator.

KITCHEN 10' 11" x 8' 3" (3.34m x 2.52m) Range of fitted base cupboards and drawers beneath the roll edged worktops with inset single drainer resin sink unit with mono block mixer tap, fitted Beko electric oven, 4 ring ceramic hob and concealed cooker hood, matching eye level wall cupboards, intermediate wall tiling, plumbing and space for washing











machine, further appliance space, kick space heater, ceramic floor tiles, smoke alarm, 3 way adjustable ceiling spotlight.

L SHAPED LOUNGE DINER 14' 7" x 14' 11" (4.47m x 4.57m) maximum Narrowing to 6'10'' (2.10m), fitted carpet, pebble effect electric fire with decorative surround, telephone point, 2 radiators, smoke alarm, 2 ceiling lights, UPVC window, glazed UPVC French doors to the rear elevation.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING Smoke alarm, ceiling light, built-in Airing Cupboard housing the hot water cylinder and doors arranged off to:

BEDROOM 3 14' 11" x 10' 4" (4.55m x 3.16m) narrowing to 6'8'' (2.05m) plus large recess. Fitted carpet, 2 UPVC windows to the front elevation, ceiling light, radiator, TV point.

BEDROOM 4 12' 6" x 8' 3" (3.83m x 2.52m) UPVC window to the rear elevation, fitted carpet, ceiling light, radiator.

BATHROOM 8' 11" x 6' 3" (2.72m x 1.92m) Panelled bath with hand grips and shower over with glazed screen and tiled surround, pedestal wash hand basin, low level WC with push button flush, half tiled walls, wood grain effect vinyl floor covering, shaver point, vertical radiator/towel rail, obscure glazed UPVC window, ceiling light, extractor fan.

From the First Floor Landing a carpeted staircase rises to:

SECOND FLOOR LANDING Ceiling light, doors arranged off to:

MASTER BEDROOM 11' 5" x 12' 2" (3.48m x 3.71m) plus recess 6'8'' x 3'8'' (2.05m x 1.12m), UPVC dormer window to the front elevation (slight restricted head room), fitted carpet, access to loft space, TV point, radiator, door to:

EN-SUITE SHOWER ROOM 7' 10" x 4' 1" (2.41m x 1.25m) Three piece suite comprising shower cabinet with tiled surround and fitted shower, pedestal wash hand basin and low level WC with push button flush, vertical radiator/towel rail, half tiled walls, wood grain effect vinyl floor covering, extractor fan, ceiling light, shaver point.

BEDROOM 2 14' 11" x 9' 2" (4.57m x 2.80m) Dormer window to the rear elevation (slight restricted head room), fitted carpet, radiator, ceiling light.

EXTERIOR Small gravelled frontage, outside tap, outside lights, externally accessed gas and electricity meters.

ENCLOSED REAR GARDEN With gated access from the off-road parking area. Approximately 9m depth x 5m width, lawned area, paved patio, small shed and paved pathway to the rear entrance gate.

DIRECTIONS From Spalding proceed in an westerly direction along Winsover Road, turning left at the traffic lights into St Thomas Road. Continue passing the Grammar School playing fields, right up to the 'T' junction turning right into Megallan Way. At the 'T' junction turn right, then left into Livingstone Drive and right into Bruce Close where upon the property is on the right hand side.

AMENITIES The town centre is within walking distance of the property as are a range of secondary and primary schools. Spalding has a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus







TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND C

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: S12115
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



