

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Woodrow Place, Spalding PE11 1BF

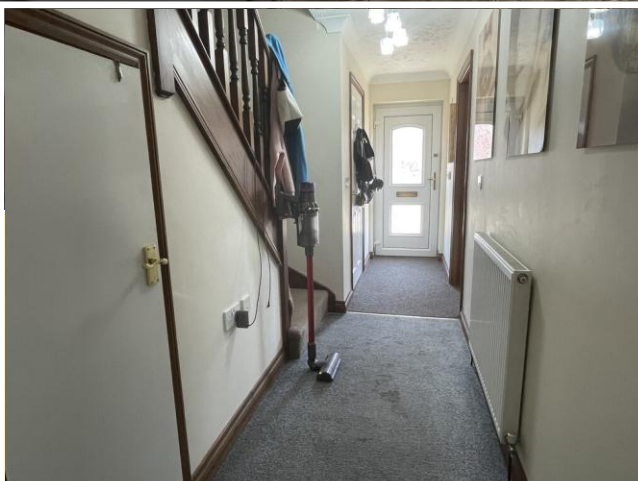
£194,950 Freehold

- Ideal First Time Buy
- 3 Bedrooms
- Conservatory
- No Chain
- Allocated Parking to the Rear

3 bedroom end terraced property with accommodation comprising entrance hallway, kitchen diner, lounge, conservatory, 3 bedrooms and bathroom. Enclosed rear gardens, allocated parking for 2 vehicles.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Storm porch and through an obscured UPVC double glazed door with outside lighting leading into:

ENTRANCE HALLWAY 4' 3" x 16' 11" (1.30m x 5.16m) Coved and textured ceiling, centre light point, smoke alarm, radiator, central heating controls, staircase rising to the first floor, under stairs storage cupboard, door into:

CLOAKROOM 3' 5" x 6' 4" (1.05m x 1.94m) Coved and textured ceiling, centre light point, extractor fan, radiator, fitted with a two piece suite comprising low level WC and corner wash hand basin with mixer tap and tiled splashbacks.

From the Entrance Hallway an obscured glazed door leads into:

KITCHEN DINER 9' 1" x 14' 2" (2.77m x 4.34m) UPVC double glazed window to the front elevation, UPVC double glazed



window to the side elevation, coved and textured ceiling, inset downlighters, tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, integrated stainless steel gas hob, integrated stainless steel fan assisted electric oven, stainless steel Neff canopy extractor hood over, wall mounted Potterton gas boiler, space for fridge freezer.

From the Entrance Hallway door leading into:

LOUNGE 10' 9" x 16' 4" (3.30m x 4.99m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, double radiator, TV point, telephone point.

CONSERVATORY 13' 8" x 11' 7" (4.18m x 3.55m) Heat resistant polycarbonate roof, UPVC double glazed window, UPVC double glazed French doors to the side elevation, tiled flooring, electric sockets, electric radiator.

FIRST FLOOR GALLERIED LANDING 3' 2" x 7' 10" (0.99m x 2.40m) Coved and textured ceiling, centre light point, access to loft space, smoke alarm, door to:

FAMILY BATHROOM 6' 9" x 8' 6" (2.07m x 2.60m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, part tiled walls, heated towel rail, fitted with four piece suite comprising low level WC, pedestal wash hand basin with mixer tap and shaver point, bath with mixer tap and fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 1 8' 5" x 13' 5" (2.57m x 4.10m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, BT point, TV point, fitted wardrobe fittings with over head storage and built-in bedside cabinets, double glass mirrored wardrobe and single wardrobe.

BEDROOM 2 8' 1" x 11' 5" (2.47m x 3.48m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3 8' 0" x 8' 0" (2.45m x 2.44m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, telephone point, storage cupboard off.

EXTERIOR Lawned garden to the front with paved pathways. Wooden side access gate leading into the rear garden.

REAR GARDEN Hard standing for wooden shed, paved pathways, mainly laid to lawn, cold water tap, flags tone patio area, allocated parking to the rear with parking for 2 vehicles.

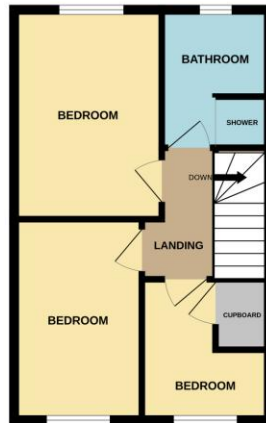
DIRECTIONS From the centre of Spalding proceed in a westerly direction along Winsover Road to the railway crossing and turn first right into Park Road. After approximately 300 yards turn left into Pennygate, proceed a further 400 yards and turn right into Woodrow Place. Follow the road round and the property is located on the left hand side.

AMENITIES There are local amenities including primary school and shop and the town centre is approximately half a mile away offering a range of shopping, banking, leisure, commercial and educational facilities. There is also the innovative water taxi service, Springfields Shopping Outlet and Festival Gardens and Castle Sports Centre/Swimming Pool.

GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, distances, areas and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, accurate and complete details have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Intergo 2020.

TENURE Freehold

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

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: S12139

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		