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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Carlton Close, Spalding PE11 2UP

- Detached Bungalow in Popular Location
- Master Bedroom with En-Suite, 2 Further Bedrooms
- Conservatory
- Established Rear Garden with Summerhouse
- Viewing Recommended

£269,950 Freehold

Attractive fully modernised 3 bedroom detached bungalow in cul-de-sac location with driveway, garage (currently used as a large utility room) and delightful established rear gardens. UPVC windows, gas central heating. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Composite front entrance door with obscure glazed panels to:

ENTRANCE HALL

3' 9" x 8' 0" (1.15m x 2.44m) Laminate flooring, obscure glazed UPVC window to the front elevation, coved cornice, ceiling light, useful store cupboard, half glazed door to:

LOUNGE

16' 10" x 11' 8" (5.14m x 3.56m) Laminate flooring, coved and textured ceiling, UPVC window to the front elevation, multi fuel log burner set within recessed chimney breast with tiled step, radiator, half glazed door to:

L SHAPED INNER HALLWAY

Laminate flooring, radiator, smoke alarm, ceiling light, fold down ladder access to:



FULLY INSULATED CARPETED AND REINFORCED LOFT SPACE

16' 10" x 11' 11" (5.14m x 3.64m) overhead With power and lighting, with full head room in the centre, fitted carpet, power points, electric lights etc. adjacent large storage area.

From the Inner Hallway doors are arranged off to:

MASTER BEDROOM

12' 10" x 10' 6" (3.93m x 3.21m) Laminate flooring, UPVC window to the rear elevation overlooking the garden, radiator, coved cornice, ceiling light, large built-in 4 door mirror fronted wardrobe, door to:

EN-SUITE SHOWER ROOM

7' 10" x 2' 10" (2.39m x 0.88m) Full width shower cabinet with Newlec shower unit, fully tiled surround, bracket hand basin with mixer tap, low level WC with concealed cistern, push button flush and adjacent shelved storage area, vertical radiator/towel rail, ceiling light, obscure glazed UPVC window, door into:

UTILITY ROOM/GARAGE

14' 10" x 8' 6" (4.54m x 2.61m) Roll edged worktop with one and a quarter bowl resin sink unit with mixer tap, plumbing and space for washing machine, space for tumble dryer, storage cabinets, wall mounted gas and electric meters, consumer unit, Garolla electric roller style door, ceiling lights, power points.

BEDROOM 2

9' 10" x 10' 0" (3.00m x 3.05m) Laminate flooring, UPVC window overlooking the rear garden, radiator, ceiling light, coved cornice.

BEDROOM 3

10' 0" x 8' 7" (3.06m x 2.63m) UPVC window to the side elevation, ceiling light, radiator, fitted carpet.

MODERN SHOWER ROOM

6' 0" x 6' 3" (1.83m x 1.92m) Corner multi jet shower unit, low level WC with push button flush and concealed cistern, vanity moulded hand basin with store units and mixer tap, integrated shelved storage, tiled floor, ceiling light, fully tiled walls, obscure glazed UPVC window, vertical radiator/towel rail.

MODERN FITTED KITCHEN

10' 2" x 8' 7" (3.12m x 2.64m) Wooden worktops with shaped one and a quarter bowl stainless steel sink unit with mono block mixer tap, tiled splashback, fitted cooker hood, range of base cupboards and drawers, appliance space, plumbing and space for



dishwasher, eye level wall cupboard, fitted plate rack, laminate flooring, radiator, 4 three way adjustable ceiling spotlight fittings, coved cornice, UPVC window to the side elevation, glazed UPVC doors opening into:

CONSERVATORY

9' 3" x 9' 9" (2.82m x 2.98m) maximum Hexagonal shaped, full height UPVC with 2 large opening lights and French doors on to the rear garden, ceiling light with propeller style fan.

EXTERIOR

Open plan lawned front garden with circular stocked flower bed, block paved driveway and pathway, gated access leading round to:

ESTABLISHED REAR GARDENS

Of generous dimensions and tastefully designed with lawned areas, extensive stocked borders, a large raised vegetable bed, plants, shrubs, flowers, bushes, apple trees etc. large paved patio, side area with storage, pathway and 2 water butts, greenhouse with a further water butt, close boarded timber fencing to the side and rear boundaries.

In the rear corner of the back garden is:

SUMMERHOUSE

9' 0" x 5' 1" (2.75m x 1.57m) Painted weatherboard and timber construction with power and lighting, part glazed door, window and adjacent raised decking/seating area.

Plus shed on side for storage of logs.





DIRECTIONS

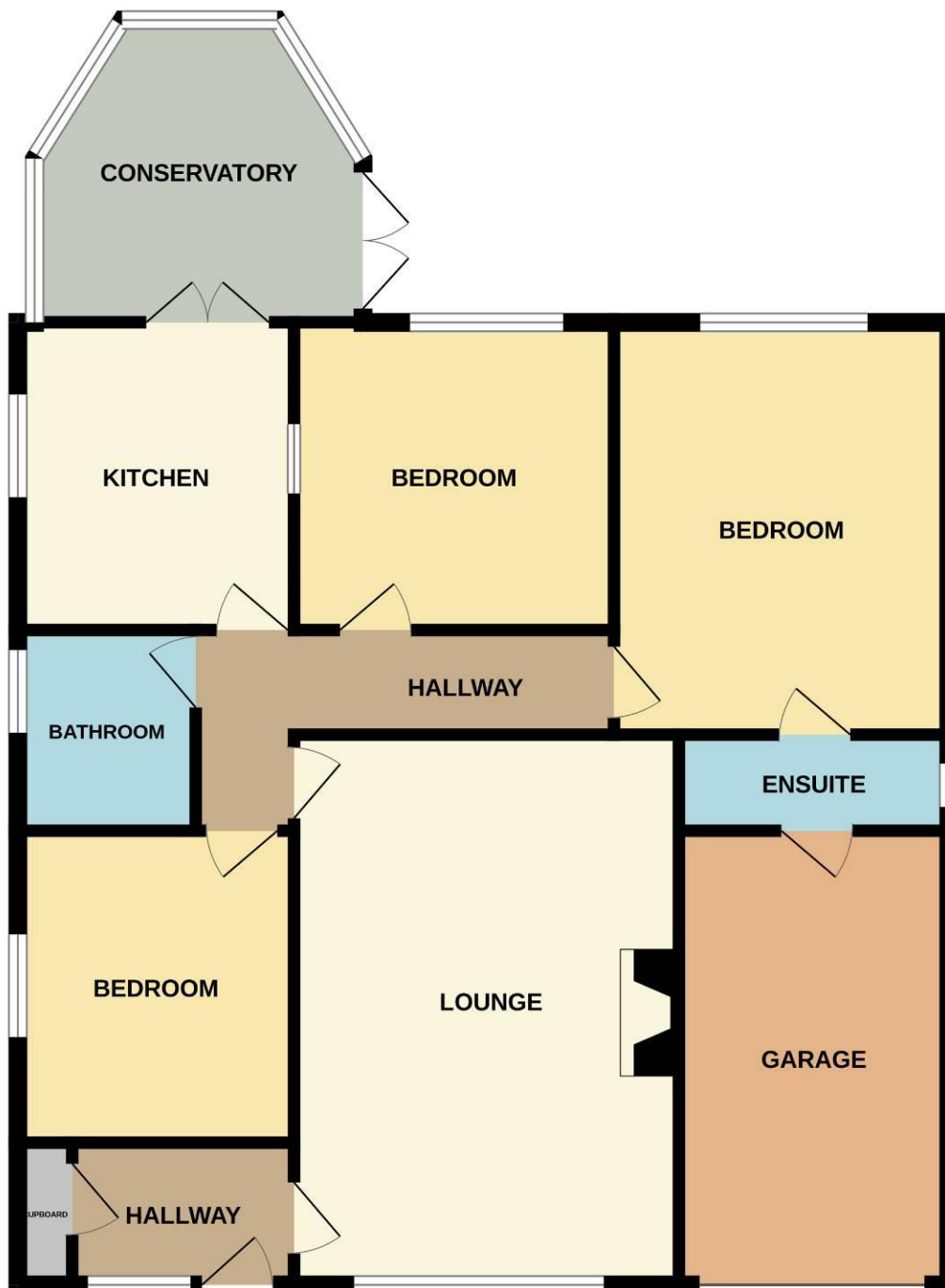
From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing and then turn left into St Johns Road. Proceed to the 'T' junction, turning left into Hawthorn Bank and after passing the level crossing take the first right hand side turning into Westminster Drive, then first left into Carlton Close where upon the property is situated on the left hand side.

AMENITIES

Local shops, schools and the town centre are within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial and educational facilities along with access to Peterborough (18 miles). Peterborough has a fast train link with London's Kings Cross minimum journey time 49 minutes.



GROUND FLOOR
961 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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: S12075

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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