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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



28 Kiln Drive, Tydd St Mary PE13 5RA

£332,500 Freehold

- Popular Location
- 3 Bedrooms
- En-Suite and Bathroom
- Large Garden
- Ample Off-Road Parking and Garage

Executive detached bungalow with 3 double bedrooms (one en-suite), spacious hallway, lounge, large conservatory, fitted breakfast kitchen, utility room and bathroom. Generous sized established gardens, driveway and integral garage. Pleasant village location, viewing highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Part obscure glazed composite front entrance door opening into:

RECEPTION HALL

16' 8" x 4' 11" (5.09m x 1.50m) plus recess 3'1" x 7'3" (0.96m x 2.22m), fitted carpet, dado rail, access to loft space (with fold down ladder), fitted carpet, doorbell chime, ceiling light, radiator, large built-in cloaks cupboard, large built-in Airing Cupboard housing the pressurised cylinder with slatted shelves, doors arranged off to:

SITTING ROOM

14' 10" x 11' 8" (4.54m x 3.56m) 2 ceiling lights, dado rail, TV point, radiator, UPVC window to the side elevation, pair of UPVC glazed French doors opening into:

LARGE CONSERVATORY

12' 2" x 11' 2" (3.73m x 3.42m) Dwarf brick and UPVC construction with pitched glazed roof, pair of French doors opening on to the patio, 2 wall lights, fitted carpet.



FITTED BREAKFAST KITCHEN

10' 10" x 10' 0" (3.31m x 3.07m) plus door recess. Range of modern fitted units comprising base cupboards and drawers beneath the wood grain effect roll edge worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, fitted breakfast bar, fitted Bosch electric oven, Belling induction hob and multi speed cooker hood, auto central heating timer control unit, UPVC window to the rear elevation, ceramic floor tiles, radiator, recessed ceiling lights, door to:

UTILITY ROOM

7' 5" x 8' 4" (2.28m x 2.56m) Roll edged worktop, fitted base cupboards and eye level wall cupboards (matching those in the Kitchen), intermediate wall tiling, single drainer stainless steel sink unit with hot and cold taps, ceramic floor tiles, plumbing and space for washing machine, space for tumble dryer and fridge freezer, radiator, half glazed UPVC external entrance door, UPVC window.

BEDROOM 1

12' 0" x 12' 5" (3.67m x 3.80m) maximum measured into the bay window. UPVC window, fitted carpet, radiator, ceiling light, door to:

EN-SUITE SHOWER

8' 11" x 3' 9" (2.72m x 1.15m) Shower cabinet with fully tiled surround, half tiled walls, pedestal wash hand basin, low level WC, shaver point, fitted carpet, radiator, extractor fan, recessed ceiling lights.

BEDROOM 2

11' 9" x 12' 2" (3.60m x 3.72m) UPVC bay window to the front elevation with display sill, fitted carpet, radiator, ceiling light.

BEDROOM 3

10' 3" x 7' 10" (3.13m x 2.39m) plus door recess. UPVC window to the rear elevation, fitted carpet, radiator, ceiling light.

BATHROOM

9' 0" x 8' 0" (2.76m x 2.44m) Fitted four piece suite comprising shower cabinet, panelled bath, hand basin set within vanity storage unit with drawers and mono block mixer tap, low level WC, fully tiled walls, tiled floor, mirror with touch light, recessed ceiling lights, radiator, extractor fan, obscure glazed UPVC window.



EXTERIOR

At the front of the property there is a gravelled garden with inset shrubbery, paved patio/seating area and double gates opening on to a tarmacadam driveway and turning bay with multiple parking and access to:

INTEGRAL GARAGE

16' 4" x 9' 2" (5.00m x 2.80m) Concrete floor, up and over door, loft hatch, power and lighting, wall mounted central heating boiler.

To the side of the Garage there is a gated access leading down the side of the property with outside lights, storage area, outside tap, discreetly positioned modern oil storage tank and gated access into:

LARGE PAVED PATIO

With picket fence surround and gated access to:

ESTABLISHED REAR GARDENS

Mainly laid to lawn with shaped stocked borders with a variety of shrubs, plants, bushes and flowers, trellised arch, summerhouse, shed and seating area, hard landscaped areas with slate chips and gravel, second archway and seating areas to follow the sun in all directions. Hand gate to the rear to a useful area for composting bins etc with a close boarded timber fence beyond.

SERVICES

Mains water, electricity and drainage. Oil central heating.

DIRECTIONS

From Spalding proceed in an easterly direction along the B1165 signposted Sutton St James, continue through Weston Hills, Whaplode St Catherine and on to Saturday Bridge. Straight over at the crossroads along Ravens Bank, through Sutton St James, into Tydd St Mary and Kiln Drive is a turning to the right.

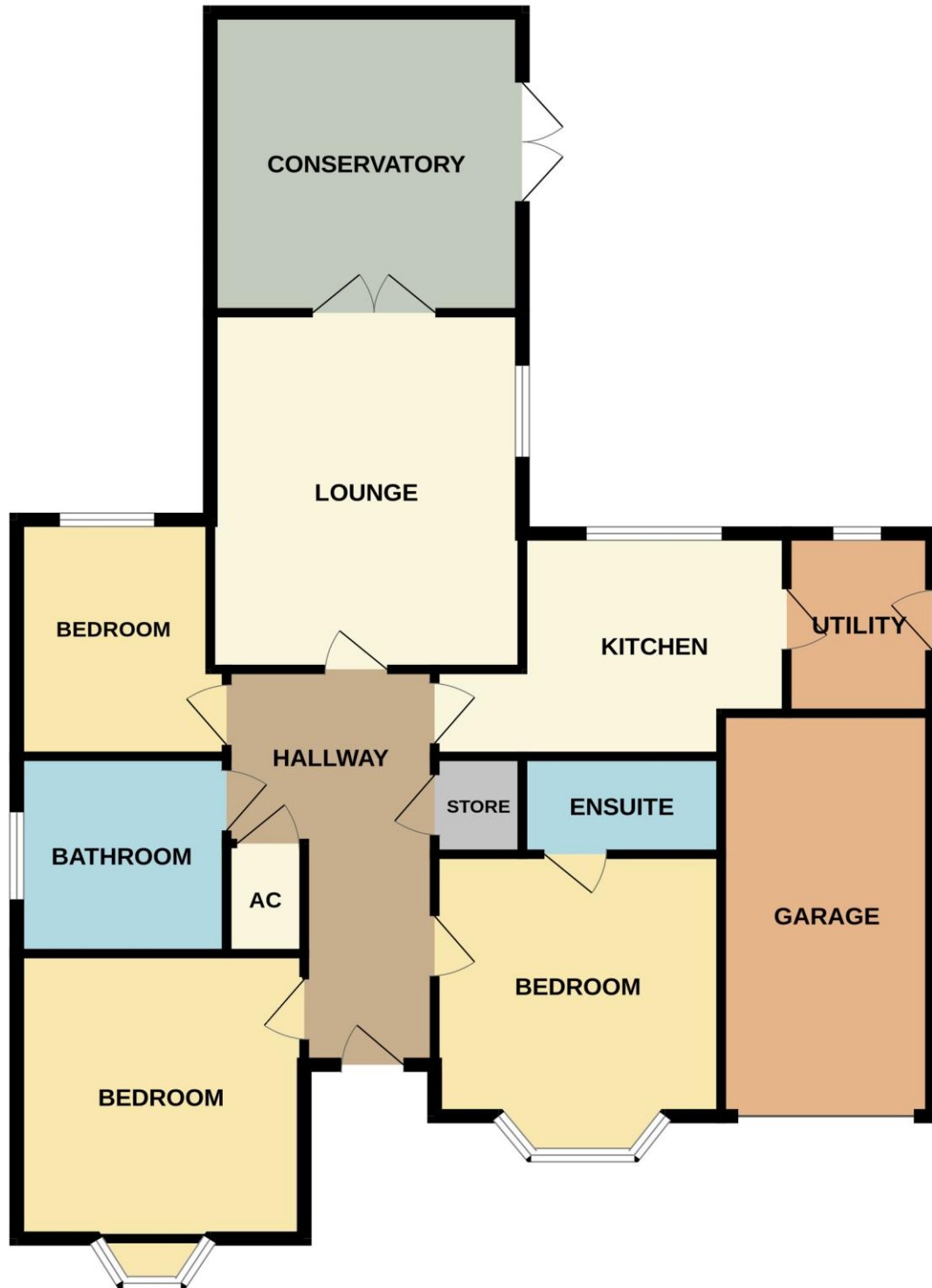
AMENITIES

Local amenities including shop and public house, local schools at nearby villages and easy access to the towns of Long Sutton, Wisbech, Spalding, Holbeach and Kings Lynn and the city of Peterborough.





GROUND FLOOR



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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

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

COUNCIL TAX BAND D

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: S12128

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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