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## 70 Stonegate, Spalding PE11 2PH

**£325,000 Freehold**

- Non-Estate Location
- 3 Reception Rooms
- 3 Bedrooms
- Double Garage
- Viewing Recommended

Elegant and imposing detached house in favoured non-estate location. Spacious well appointed accommodation with gas central heating and UPVC windows, extensive parking, double garage, established gardens. Convenient for local schools and the town centre.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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## **ACCOMMODATION**

Part glazed front entrance door to:

### **RECEPTION HALL**

10' 0" x 13' 2" (3.05m x 4.02m) Fitted carpet, coved cornice, ceiling light, dado rail, smoke alarm, radiator, UPVC corner window, central heating thermostat control, door to:

### **SITTING ROOM**

15' 5" x 13' 9" (4.71m x 4.21m) Dual aspect with UPVC windows to the front and side elevations, 3 wall lights, radiator, fitted carpet, TV point, contemporary recessed pebble effect fire.

### **CLOAKROOM**

8' 3" x 6' 2" (2.52m x 1.89m) plus recess. Understairs storage area, fitted two piece suite comprising low level WC and pedestal wash hand basin, 2 obscure glazed UPVC windows, range of coat hooks.





### **LOUNGE**

13' 4" x 12' 0" (4.07m x 3.66m) maximum Multi pane glazed door from the Reception Hall, dual aspect with UPVC windows to the front and side elevations, fitted carpet, dado rail, radiator, coved cornice, ceiling light, square arch to:

### **DINING ROOM**

12' 8" x 10' 11" (3.87m x 3.34m) UPVC window to the rear elevation, radiator, fitted carpet, coved cornice, ceiling light, radiator.



### **BREAKFAST KITCHEN**

12' 3" x 16' 9" (3.74m x 5.12m) Dual aspect with UPVC windows to the side and rear overlooking the gardens, half glazed UPVC external entrance door, extensive range of fitted base cupboards and drawers, 2 integrated wine racks, worktops with inset one and a quarter bowl resin sink unit, matching eye level wall cupboards, intermediate wall tiling, plumbing and space for washing machine and space for tumble dryer, glazed display cabinet, integrated fridge freezer, built-in oven, 4 burner gas hob and concealed cooker hood, double radiator, fluorescent strip light, coved cornice.

From the Reception Hall the carpeted dog legged staircase rises to:



### **FIRST FLOOR LANDING**

Obscure glazed UPVC window, fitted carpet, large access to loft space, radiator, built-in store cupboard, doors arranged off to:



### **BEDROOM 1**

13' 6" x 15' 5" (4.13m x 4.71m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, radiator, fitted carpet, 2 fitted double wardrobes.

### **BEDROOM 2**

12' 11" x 12' 2" (3.94m x 3.71m) maximum Dual aspect with UPVC windows to the front and side elevations, coved cornice, ceiling light, radiator, fitted carpet.

### **BEDROOM 3**

12' 2" x 10' 0" (3.72m x 3.05m) Dual aspect with UPVC windows to the front and side elevations, coved cornice, radiator, fitted carpet, ceiling light, built-in wardrobe.



### **BATHROOM**

9' 4" x 7' 8" (2.86m x 2.35m) Half tiled walls, fitted three piece suite comprising panelled corner bath, independent shower



cubicle with Triton shower, pedestal wash hand basin, vinyl floor covering, obscure glazed UPVC window, vertical radiator/towel rail, shaver point with courtesy light, built-in Airing Cupboard.

#### **SEPARATE WC**

Low level suite, half tiled walls, vinyl floor covering, ceiling light, obscure glazed UPVC window.

#### **EXTERIOR**

The property occupies a generous sized plot for its convenient town location and the frontage is gravelled with a circular feature paved area and brick wall with wrought iron inserts. Access on to an extensive gravelled driveway at the side of the property providing multiple parking and in turn giving access to:

#### **DETACHED DOUBLE GARAGE**

18' 2" x 17' 7" (5.56m x 5.37m) Concrete sectional construction, concrete floor, pitched roof, twin up and over doors, power and lighting, side personnel door.

Adjacent to the Garage is an extensive paved patio area with a further paved patio to the rear of the house.

#### **REAR GARDENS**

Predominantly laid to lawn with a brick wall to the rear boundary, stocked borders to the left, hedgerow to the right hand side, store shed with water butt.





## **DIRECTIONS**

From the centre of Spalding at the High Bridge proceed into Church Street, take the second right hand turning into Stonegate and the property is situated on the left hand side after the High School and before the turning into Matmore Gate.

## **AMENITIES**

The property is situated ideally for the girls High School, Tesco Express and the Parish primary school. Spalding town centre is within easy walking distance of the property offering a range of shopping, banking, leisure, commercial and educational facilities with bus and railway stations, the Castle Sports Complex/Swimming Pool, various sports and social clubs and the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is approximately 18 miles to the south and offers a fast train link with London's Kings Cross journey time 50 minutes.









# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	76   C
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**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

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 that they are present or in working order. Buyers must check these.

## Ref: S10591

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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