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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



23 Spring Street, Spalding PE11 2XW

£245,000 Freehold

- Popular Location
- Refitted Kitchen and Shower Room
- 3 Double Bedrooms
- Multiple Off-Road Parking
- Viewing Recommended

Superbly presented Victorian residence situated in a prime location within walking distance of the town centre. Multiple off-road parking for cars and private rear garden. Gas central heating and UPVC double glazed. Refurbished accommodation comprising entrance lobby, lounge, RECENTLY REFITTED kitchen diner, cloakroom, 3 DOUBLE BEDROOMS and RECENTLY REFITTED shower room.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Access is gained to the side of the property with external lighting through an obscure leaded UPVC double glazed door leading into:

ENTRANCE LOBBY

5' 6" x 5' 2" (1.69m x 1.60m) Coved ceiling with decorative ceiling rose and centre light point, tiled flooring, central heating hive system, storage cupboard housing electric consumer unit, staircase leading to first floor, door into:



CLOAKROOM

5' 6" x 7' 11" (1.70m x 2.42m) Glazed window to the side elevation, skimmed ceiling, fitted wall light, radiator with fitted cover, low level WC, understairs storage cupboard.

From the Entrance Lobby a door leads into:

LOUNGE

13' 5" x 13' 5" (4.1m x 4.09m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, decorative ceiling rose, centre light point, decorative coving, double radiator, TV point, fireplace with wooden surround and tiled insert and hearth (currently blocked off but could be easily reinstated).

From the Entrance Lobby a door leads into:



KITCHEN DINER

DINING AREA

11' 4" x 13' 11" (3.46m x 4.26m) UPVC double glazed window to the rear elevation, coved ceiling with decorative centre ceiling rose and centre light point, radiator, oak effect laminate flooring, marble fireplace with tiled insert and hearth with open grate, TV point, telephone point, dado rail, square arch into:



RECENTLY REFITTED KITCHEN AREA

11' 3" x 9' 2" (3.43m x 2.80m) UPVC double glazed window to the front and rear elevations, oak effect laminate flooring, skimmed and coved ceiling, inset LED lighting, fitted with a wide range of base and eye level units with work surfaces over, inset enamel sink with mixer tap, tiled splashbacks, further drawer units, built-in Worcester Bosch boiler fitted into cupboard, space for slim line dishwasher (included in sale), integrated fridge, integrated Neff double fan assisted stainless steel oven, integrated Neff induction hob with extractor hood over with lighting.

From the Entrance Lobby the stripped pine staircase rises to:



HALF LANDING

Radiator.



FIRST FLOOR LANDING

6' 4" x 11' 5" (1.94m x 3.50m) Skimmed and coved ceiling, 2 centre light points, decorative ceiling rose, smoke alarm, access to loft space, UPVC double glazed window to the side elevation, coat rail, door to:



MASTER BEDROOM

11' 3" x 13' 2" (3.45m x 4.03m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, decorative ceiling rose, double radiator.

BEDROOM 2

9' 3" x 10' 0" (2.83m x 3.07m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, double radiator, TV point.

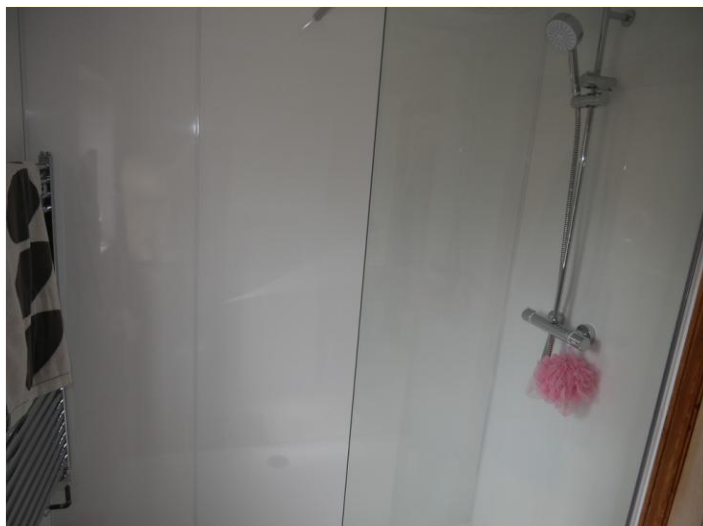
BEDROOM 3

8' 3" x 11' 4" (2.52m x 3.46m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, decorative ceiling rose, radiator, TV point.

SHOWER ROOM

5' 6" x 6' 6" (1.70m x 1.99m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled walls, tiled flooring, stainless steel heated towel rail, recently fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, walk-in shower enclosure with glass screen and fitted thermostatic shower with double shower head.





EXTERIOR

Dwarf brick wall to the front with hedge. The front garden is mainly laid to gravel with paved area. Flagstone paved pathways, multiple off-road parking. To the side there is a wooden access gate leading into the rear garden.

REAR GARDEN

Designed for ease of maintenance with flagstone patio and raised shrub borders with brick pillars, range of shrubs and trees, decking, external lighting, cold water tap. Brick wall to the rear and side elevations providing an ideal private sun trap!

BRICK STORE SHED

4' 5" x 5' 7" (1.36m x 1.72m) Wood panelled ceiling, quarry tiled floor.

FURTHER STORE SHED

5' 0" x 5' 8" (1.54m x 1.75m)

UTILITY

5' 8" x 9' 11" (1.73m x 3.04m) Brick construction with wooden door to the front elevation, power and lighting, plumbing and space for washing machine, space for tumble dryer, space for further appliances.

DIRECTIONS

From the Sheep Market proceed into The Crescent, continue round to the right into Spring Gardens and turn left into Spring Street.

AMENITIES

The town centre is a stone's throw from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross (minimum journey time 46 minutes).





GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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 errors, omissions or mis-statements. 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		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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

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: S10783

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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