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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



126 Winsover Road, Spalding PE11 1HE

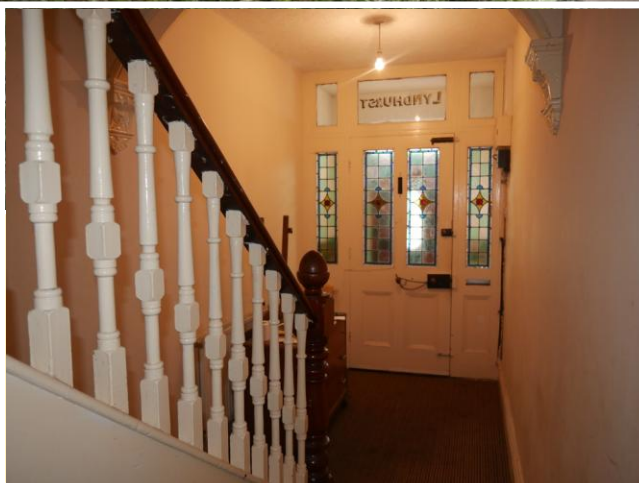
GUIDE PRICE - £165,000 Freehold

- No Chain
- Investment Opportunity
- 3 Bedrooms
- 2 Kitchens, 2 Bathrooms
- Off-Road Parking, Rear Garden

Exciting opportunity to acquire a Substantial semi-detached property which needs modernising/updating and has a kitchen and bathroom on both floors! Situated in a town location with accommodation comprising entrance porch, entrance hallway, 2 reception rooms, kitchen and bathroom to the ground floor; 3 bedrooms, kitchen and bathroom to the first floor. Off-road parking, rear garden. Gas central heating.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Wooden obscure glazed door leading into:

ENTRANCE PORCH

3' 6" x 6' 0" (1.07m x 1.83m) Tiled flooring, part tiled walls, solid wooden leaded obscure door with matching leaded glazed panels to both sides into:

FORMAL HALLWAY

6' 0" x 16' 9" (1.84m x 5.13m) Centre light point, smoke alarm, telephone point, double radiator, staircase rising to first floor, original decorative arch, understairs storage cupboard, door to:

INNER HALLWAY

6' 2" x 10' 5" (1.90m x 3.20m) maximum Centre light point, large walk-in understairs Pantry, access into Kitchen, solid wooden side door leading into rear garden. Door into:

RECEPTION ROOM 2

12' 11" x 14' 6" (3.96m x 4.42m) into bay Wooden sash bay window to the rear elevation, coved ceiling, centre light point, 2 radiators, fitted gas fire with tiled hearth, door into:

RECEPTION ROOM 1

13' 2" x 12' 11" (4.03m x 3.94m) UPVC double glazed window to the front



elevation, centre light point, picture rail, 2 radiators, feature fireplace with fitted gas fire, telephone point, cupboard off housing electric consumer unit.

From the Inner Hallway door into:

KITCHEN

9'6" x 9'6" (2.90m x 2.91m) Wooden sash window to the side elevation, skimmed ceiling, centre strip light, radiator, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps, space for washing machine, gas cooker (included in sale), extractor fan, door into:

FAMILY BATHROOM

6'2" x 9'2" (1.89m x 2.81m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with fitted Bristan power shower over.

From the Hallway the staircase rises to:

GALLERIED LANDING

5'10" x 18'9" (1.80m x 5.73m) Skimmed ceiling, centre light point, access to loft space, smoke alarm, central heating controls, door to:

KITCHEN

8'5" x 9'4" (2.59m x 2.86m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, smoke alarm, radiator, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a half bowl stainless steel sink, fitted gas cooker, storage cupboard off housing Ideal Logic boiler (fitted in the last 9 years).

BATHROOM

4'9" x 9'3" (1.47m x 2.84m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, tiled splashbacks, bath with shower screen and fitted Bristan power shower over.

BEDROOM 1

13'5" x 12'8" (4.10m x 3.88m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, telephone point, feature wrought iron fireplace with open grate.

BEDROOM 2

13'0" x 12'11" (3.98m x 3.95m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator, feature wrought iron fireplace with open grate.

BEDROOM 3

5'10" x 14'4" (1.79m x 4.38m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator.

EXTERIOR

Gravelled driveway providing off-road parking for vehicles, brick wall to both sides and opening to the left hand side leading into the rear garden.

REAR GARDEN

Concrete steps down leading on to the lawn with shrub and tree borders. Fenced boundaries to the rear and brick wall to the side.

ATTACHED BRICK STORE

3'11" x 9'8" (1.2m x 2.96m) Cold water tap, gas meter, electricity fitted.

OUTSIDE WC

Brick built with WC fitted.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, over the level crossing and the property will be on the right hand side.

AMENITIES

Spalding town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, various sports clubs and the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is approximately 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.





GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 1481 sq.ft. (137.6 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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TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

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

Ref: S10791

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.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		