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63 Stonegate, Spalding PE11 2PP

Guide Price £285,000 Freehold

- Central Town Location
- 4 Bedrooms
- Annexe/Further Accommodation
- Off-Road Parking, Garage
- Viewing Recommended

Imposing Edwardian style town house with off-road parking, garage and delightful established gardens. Generous sized 4 bedroomed accommodation with ANNEXE/further accommodation as required. Well presented throughout. Close to the town centre and all amenities.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Recessed storm porch with tiled step and part glazed UPVC front entrance door with similar side panels opening into:

LARGE RECEPTION HALL

28' 11" x 6' 0" (8.83m x 1.83m) overall Parquet flooring, staircase off, understairs store cupboard, decorative coved cornice, 2 ceiling roses with pendant light fittings, double radiator, doors arranged off to:

SITTING ROOM

13' 4" x 11' 11" (4.08m x 3.64m) plus large UPVC walk-in bay window to the front elevation. 2 radiators, log burner with ornate timber surround, tiled hearth and back, pendant light fitment, 2 wall lights, picture rail.



DINING ROOM

13' 4" x 12' 0" (4.07m x 3.67m) Exposed floor boards, UPVC window to the side elevation, log burner on raised hearth with decorative brick chimney breast, radiator, coved cornice, decorative ceiling rose with pendant light fitting.



KITCHEN

13' 6" x 6' 11" (4.12m x 2.11m) Comprehensive range of fitted shaker style units comprising base cupboards and drawers beneath the roll edged wood grain effect worktops, inset single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for dishwasher, further worktop with slimline units beneath, wall cupboard with end display shelves, built-in electric oven, 4 burner gas hob and multi speed cooker hood, further appliance space, radiator, laminate flooring, coved cornice, fluorescent strip light, UPVC window to the rear overlooking the garden.

Also from the Reception Hall a part glazed door opens into:



UTILITY ROOM/SIDE ENTRANCE

7' 4" x 9' 1" (2.26m x 2.79m) Roll edged worktop, plumbing and space for washing machine and tumble dryer, tiled floor, mono pitch polycarbonate roof, 2 wall lights, radiator, pair of UPVC glazed external entrance doors.

THIS GIVES THE POTENTIAL FOR INDEPENDENT ACCESS INTO :



GROUND FLOOR ANNEXE

KITCHENETTE

9' 11" x 5' 9" (3.04m x 1.76m) Single drainer stainless steel sink unit with mono block mixer tap, cupboards beneath, roll edged worktop, appliance space, UPVC side window, further base cupboards and wall cupboards, fluorescent strip light, door to:

SHOWER ROOM

6' 6" x 2' 11" (2.00m x 0.89m) Fully tiled walls, fitted three piece suite comprising shower cabinet, hand basin and low level WC with push button flush, ceiling light, extractor fan, vertical radiator/towel rail.

Also from the Kitchenette a door leads into:



BEDROOM 5/3RD RECEPTION ROOM

10' 0" x 13' 3" (3.07m x 4.04m) plus door recess. Range of recessed ceiling lights, radiator, UPVC side window, 2 wall lights, storage cupboard.

From the Reception Hall the carpeted staircase rises to:

GALLERIED FIRST FLOOR LANDING

15' 7" x 6' 0" (4.76m x 1.84m) Coved cornice, access to loft space, radiator, built-in Airing Cupboard and doors arranged off to:



BEDROOM 1

13' 6" x 11' 11" (4.13m x 3.64m) Radiator, picture rail, ceiling light, UPVC window to the front elevation.

BEDROOM 2

12' 9" x 10' 10" (3.90m x 3.32m) maximum UPVC side window, picture rail, ceiling light, built-in wardrobe.

BEDROOM 3

13' 0" x 6' 11" (3.97m x 2.12m) UPVC rear window, picture rail, ceiling light, radiator.

BEDROOM 4

8' 1" x 5' 11" (2.47m x 1.82m) UPVC front window, coved cornice, ceiling light, radiator.



BATHROOM

7' 4" x 5' 11" (2.24m x 1.82m) 'P' shaped bath with Mira shower over and glazed screen, low level WC with push button flush, hand basin with mixer tap and store cupboard beneath, fully tiled walls, obscure glazed UPVC window, radiator, extractor fan, coved cornice, ceiling light, vertical radiator/towel rail.

EXTERIOR

At the front of the property there is a concrete driveway and gravelled turning bay/parking area with off-road parking for 3 cars, retaining capped brick wall to the front and side boundary. The driveway gives access to:

GARAGE

Up and over door, concrete floor, power and lighting. Side access gate leading alongside the Garage past a log store area to:

TIMBER SHED

Power and lighting.

ENCLOSED REAR GARDENS

Surprisingly private for a town property the gardens are laid to lawn with modern pathways, concrete paved patio areas and a wide well stocked border. There is close boarded timber fencing to the side and rear boundaries, outside lights and external power sockets.





DIRECTIONS

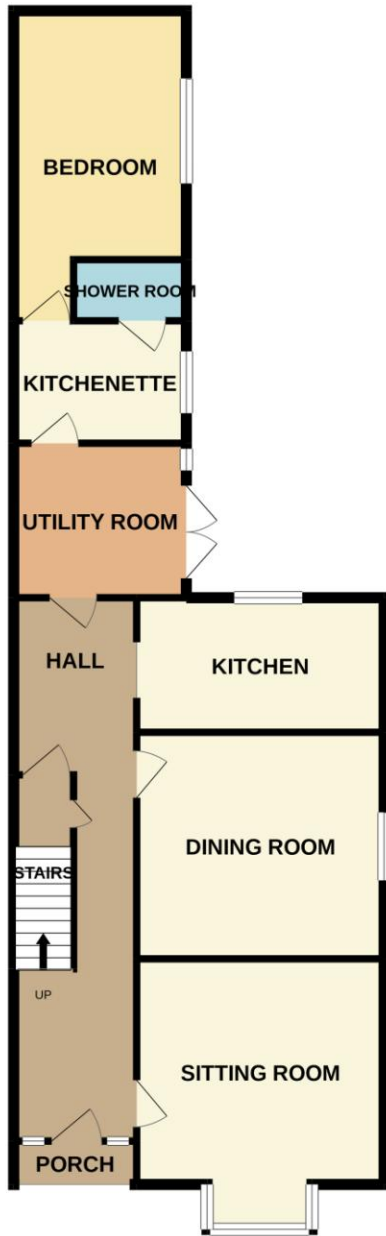
From the centre of town at the High Bridge proceed into Church Street following the left hand bend and taking the second right hand side turning into Stonegate. Proceed past Spalding High School over the cross roads and the property is situated on the left hand side.

AMENITIES

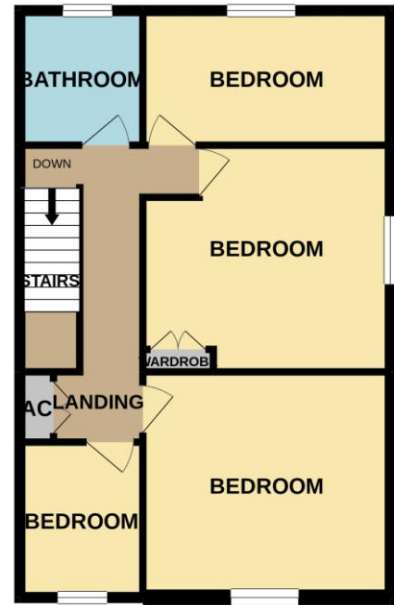
The Tesco Express Convenience Store, Spalding High School and the local primary school are all within very easy walking distance. The town centre is just over a half a mile from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with 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
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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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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		79 C
55-68	D		
39-54	E	52 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: S10836

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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