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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



64 London Road, Spalding PE11 2TN

GUIDE PRICE - £215,000 Freehold

- Semi-Detached House
- 3 Bedrooms, 2 Reception Rooms
- Character Features
- Electric Heating
- Cellar with Potential for Office/Mancave/Exercise Room etc

Victorian style 3 bedroom semi-detached house situated in a prime location on the edge of town with views of the River Welland. Requiring updating and modernisation. Off Road parking to the front. No Chain. **MUST VIEWING TO APPRECIATE THE CHARACTER AND POTENTIAL OF THE PROPERTY.**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Step up to and wooden obscure double glazed door leading into:

ENTRANCE HALLWAY

5' 4" x 23' 11" (1.64m x 7.29m) Decorative architrave, 2 central light points, archway, decorative cornice, electric consumer unit, electric radiator, staircase rising to first floor, understairs storage area with shelving, door to:

RECEPTION ROOM 1

13' 7" x 14' 0" (4.16m x 4.27m) Wooden double glazed sash bay window with to the front elevation, decorative cornice and ceiling rose, centre light point, electric radiator, TV point, telephone point, feature fireplace with tiled surround, insert and hearth with open fire grate.

From the Entrance Hallway a door leads into:

RECEPTION ROOM 2

12' 3" x 11' 5" (3.75m x 3.50m) Wooden double glazed sash window to the rear elevation, decorative ceiling, ceiling light point, picture rail, electric radiator, feature marble fireplace with wrought iron insert, tiled hearth and open grate.

From the Entrance Hallway a wooden glazed door and step down into:

INNER LOBBY

3' 6" x 7' 9" (1.09m x 2.37m) Solid wooden door to the side elevation, tiled floor,



door off and stairs leading down to:

CELLAR

ENTRANCE

4' 11" x 11' 5" (1.50m x 3.50m) Quarry tiled floor, power and lighting.

CELLAR NO. 1

5' 7" x 11' 10" (1.72m x 3.63m) Brick quarry tiled flooring, power and lighting.

CELLAR NO. 2

5' 6" x 12' 4" (1.69m x 3.76m) Brick quarry tiled flooring, power and lighting.

From the Inner Lobby, step down into:

KITCHEN BREAKFAST ROOM

10' 2" x 10' 3" (3.10m x 3.14m) Wooden double glazed window to the side elevation, centre light point, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, built-in fridge, integrated electric hob, extractor hood, integrated eye level electric double fan assisted oven, step down into:

FURTHER LOBBY

3' 11" x 4' 11" (1.20m x 1.50m) Skimmed ceiling, centre light point, sliding door into:

CLOAKROOM

4' 2" x 5' 1" (1.28m x 1.55m) Skimmed sloping ceiling, wall light, extractor fan, tiled flooring fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps.

From the Entrance Hallway the staircase rises to:

HALF LANDING

Access to loft space, smoke alarm, electric radiator, door to:

SHOWER ROOM

6' 6" x 10' 5" (1.99m x 3.20m) Obscure wooden double glazed window to the rear elevation, textured ceiling, centre light point, electric stainless steel heating towel rail, two piece suite comprising wash hand basin with mixer tap fitted into vanity unit with storage below, shower cubicle with fitted thermostatic shower over. Storage cupboard off housing water tank.

SEPARATE WC

3' 1" x 6' 6" (0.96m x 2.0m) Centre light point, low level WC.

STORE ROOM

4' 7" x 5' 5" (1.4m x 1.67m) Wooden double glazed window to the side elevation, centre light point.

FIRST FLOOR LANDING

Centre light point, glazed roof light, access to loft space, smoke alarm, fitted storage cupboards off, door to:

BEDROOM 1

11' 4" x 12' 5" (3.46m x 3.80m) Wooden double glazed sash window to the rear elevation, centre light point, electric radiator.

BEDROOM 2

11' 1" x 11' 5" (3.40m x 3.50m) Wooden double glazed sash window to the front elevation, centre light point, electric radiator.

BEDROOM 3

6' 6" x 8' 8" (2.0m x 2.65m) Wooden double glazed sash window to the front elevation, centre light point, electric radiator.

EXTERIOR

Dwarf brick wall to the front boundary with wrought iron pedestrian gate and double wrought iron gate leading on to the driveway. The small garden is low maintenance with shrubs.

REAR GARDEN

Paved patio, storage shed, the garden needs attention (overgrown) but is currently laid to lawn with pergola, trees and shrubs.

DIRECTIONS/AMENITIES

From the centre of Spalding proceed along the west bank of the River in a southerly direction along London Road and the property is situated on the right hand. Spalding offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations and the innovative Water Taxi Service. Peterborough is 18 miles to the south (30 minutes by train) and offers a fast train link with London's Kings Cross minimum journey 50 minutes.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given regarding their operability or efficiency can be given.
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TENURE

Freehold

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND

Band C

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: S10883

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

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
www.longstaff.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	