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## 'Hereward House', 40 Cowbit Road, Spalding PE11 2RQ

**Guide Price £450,000 Freehold**

- Edwardian Detached House
- Many Period Features combined with modern conveniences
- Double Glazed and Centrally Heated
- Garage and Private Gardens
- Viewing Highly Recommended

'Hereward House' is a superb example of Edwardian architecture and comprises an elegant double fronted red brick house close to the River Welland. The property has spacious accommodation including 3 bedrooms, 3 reception rooms and 2 bathrooms, garage and delightful established private gardens. Convenient for the town centre.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### ACCOMMODATION

Brick arched entrance porch with original coloured tiled floor, stunning glazed leaded light front entrance door with side panels leading into:

#### RECEPTION HALL

14' 9" x 6' 9" (4.50m x 2.06m) Decorative ceiling rose with pendant light fitment, picture rail, frieze, radiator, original coloured tiled floor, staircase off with under stairs store area and doors arranged off to:

#### SITTING ROOM

16' 4" x 17' 0" (5.00m x 5.19m) maximum including bay window to the front elevation, decorative coved cornice, decorative ceiling rose with pendant light fitment, ornate fire surround with integrated mirror, mantle and open fire with tiled hearth, copper canopy and tiled inserts, 2 radiators.

#### DINING ROOM

14' 0" x 16' 7" (4.27m x 5.07m) measured into bay window to the front elevation. Decorative coved cornice, picture rail, radiator, chimney breast with shelved alcove.



From the rear of the Reception Hall a door leads to:

**SNUG/GARDEN ROOM**

10' 9" x 12' 11" (3.30m x 3.95m) excludng large UPVC sash style bay window to the front elevation w Window seat with fitted storage, 2 corner storage cupboards, contemporary log effect gas fire with modern surround, twin alcoves with shelving, picture rail, radiator, decorative ceiling rose, ceiling light, coved cornice.

From the rear of the Reception Hall a delightful original door with coloured leaded light panels opens into:

**REAR HALLWAY**

With continuation of the coloured floor tiles, radiator, part obscure glazed external entrance doors, security alarm control panel, coat hook. Door to:



**WALK-IN PANTRY**

5' 6" x 3' 8" (1.68m x 1.13m) Fitted shelving, quarry tiled floor, obscure glazed internal window.

Door to:

**FITTED KITCHEN**

13' 0" x 11' 8" (3.98m x 3.58m) maximum Range of shaker style units comprising base cupboards and drawers beneath the worktops with inset one and a quarter bowl sink unit with mono block mixer tap, Miele integrated dishwasher, Range master dual fuel Range style cooker with 5 burner gas hob, tiled back and integrated extractor hood, intermediate wall tiling, built-in fridge freezer, ceramic floor tiles, recessed ceiling lights, coved cornice, radiator, door leading to Cellar (to be described later), recess for microwave oven and open arch into:



**ADJACENT BREAKFAST ROOM**

12' 4" x 10' 0" (3.77m x 3.06m) Range of units matching those in the Kitchen including dresser unit with glazed display cabinets, worktop, integrated wine rack set within brick chimney breast with full height alcove cupboards, kick space heater, tiled floor, coved cornice, recessed ceiling lights, external entrance door, half glazed door into:



**CONSERVATORY**

9' 2" x 15' 10" (2.80m x 4.83m) Borrowed light with window from the Breakfast Room. Tiled floor, dwarf brick and UPVC construction with multiple opening lights, French doors, pitched polycarbonate roof, ceiling light with propeller style fan, door to:

**CLOAKROOM**

Two piece suite comprising low level WC and hand basin with hot and cold taps, obscure glazed window.

**CELLAR**

Accessed from a door in the Kitchen with steps leading down to:

**USEFUL STORAGE/AMENITY ROOM**

10' 4" x 8' 10" (3.15m x 2.70m) 2 triple adjustable wall lights, 2 double power points, ceiling height approx. 2.1m. Although the Cellar has no natural light it has been fully tanked and provides potential for a Hobbies Room/Office/Store Room.

From the Reception Hall the carpeted staircase with exposed spindles rises to:

**HALF LANDING**

Radiator, 5 steps leading up to:

**MAIN FIRST FLOOR LANDING**

14' 7" x 6' 9" (4.46m x 2.08m) Including stairwell. Coved cornice, ceiling light, UPVC window to the front elevation, door to:





### MASTER BEDROOM

14' 2" x 13' 1" (4.34m x 4.01m) 2 UPVC windows to the front elevation overlooking the River, radiator, decorative coved cornice, decorative ceiling rose with pendant light fitting, comprehensive range of fitted furniture comprising wardrobes, over bed storage cabinets, bedside cabinets with courtesy lights, door into:

### DRESSING ROOM

7' 5" x 5' 1" (2.28m x 1.56m) Coved cornice, recessed ceiling lights, radiator, arch to:

### LUXURY BATHROOM

10' 10" x 9' 1" (3.32m x 2.77m) Fully tiled walls, tiled floor, coved cornice, recessed ceiling lights, panelled Jacuzzi bath with side mounted mixer tap and shower over with glazed screen, low level WC with concealed cistern, deep oval hand basin with mono block mixer tap set within vanity storage units with multiple cupboards and drawers, mirror with shaver point and courtesy lights, vertical radiator/towel rail, 2 UPVC windows to the side elevation.

### BEDROOM 2

15' 7" x 9' 10" (4.75m x 3.00m) Recessed double wardrobe, 2 UPVC windows to the front elevation overlooking the river, ornamental fireplace, dado rail, radiator, ceiling light.

From the Half Landing 5 further steps lead to:

### REAR LANDING

17' 6" x 3' 8" (5.34m x 1.13m) overall Access to loft space, ceiling light, radiator, UPVC sash window to the rear overlooking the garden, shelved storage cupboard with obscure glazed window, door to:

### BEDROOM 3

10' 11" x 13' 3" (3.34m x 4.06m) maximum including full width range of fitted wardrobes with overhead storage cupboards, picture rail, 3 way adjustable ceiling spotlight, radiator, UPVC sash window to the rear elevation, recessed doaks cupboard with coat hooks.

From the other side of the Rear Landing there is a further access door into the Dressing Room giving the Dressing Room a Luxury Bathroom the potential to be an En-Suite facility to the Master Bedroom or to be used generally depending on occupation.

From the corner of the Rear Landing steps lead down to:

### LOWER LANDING AREA

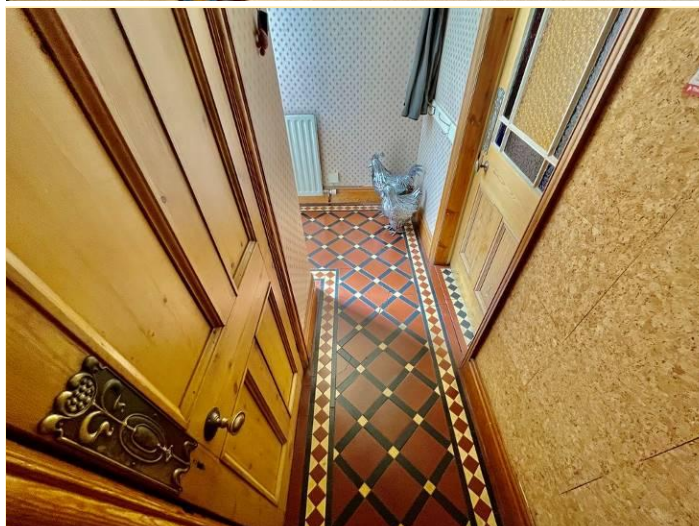
16' 0" x 2' 11" (4.89m x 0.9m) Radiator, ceiling light, UPVC window to the front elevation, door to:

### MODERN SHOWER ROOM

9' 6" x 7' 7" (2.91m x 2.32m) Fully tiled walls, tiled floor, access to loft space, coved cornice, recessed ceiling lights, large walk-in shower cubicle with shower unit and rain water sprinkler, low level WC with push button flush, shaped hand basin with corner mounted mixer tap and storage drawer beneath, radiator, Airing Cupboard, obscure glazed UPVC window.

### EXTERIOR

At the front of the property there is a low retaining capped brick wall with fenced panels above, block paved driveway with parking for several cars and small gravelled borders.





There is a tall side gate to a side entrance area with externally accessed gas and electricity meters, back door leading into the Breakfast Room.

#### **BRICK OUTBUILDINGS**

##### **LAUNDRY/UTILITY ROOM**

8' 8" x 7' 4" (2.66m x 2.26m) Single drainer stainless steel sink unit with cupboards beneath, hot and cold taps, plumbing and space for washing machine, space for tumble dryer, eye level wall cupboards, partial wall tiling, useful storage cupboard, fluorescent strip light, obscure glazed window to the rear, staircase leading up to an access door to the Rear Landing providing the potential for a separate access to a potential annexe if required. The Laundry Room is just 3 steps away from the back door into the Breakfast Room thus providing useful storage space and attached to the rear is a former Coal Store. Outside tap.



##### **BRICK GARAGE**

17' 7" x 8' 11" (5.37m x 2.74m) Merlin electronically operated up and over door, power and lighting, concrete floor.

##### **ESTABLISHED REAR GARDENS**

The gardens are delightful, east and south facing and comprise a modern coloured paved patio area to the rear of the Garden Room and accessed from the Conservatory, stocked border, trellised fencing, shrubs and conifers. To the south side of the property there is a gravelled area with a stocked border and a lawn at lower level with pergola and attractive private seating area.

From the main patio 7 steps lead down to the lower garden area with shaped lawn, pathways, gravelled areas, garden shed, hand gate on to the side roadway. To the north eastern side of the rear garden there is a further paved patio at lower level along with a 7 sided structure with attractive seating area, further store shed, stocked borders, Magnolia tree and water butts.



##### **DIRECTIONS**

The property is situated along Cowbit Road on the eastern side of the River Welland and from the High Bridge proceed into Cowbit Road where upon the property is situated on the left hand side opposite the River Welland.

##### **AMENITIES**

Local schools, shops and all other facilities are within easy walking distance along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.















GROUND FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 2554 sq.ft. (237.3 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 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		78   C
55-68	D		
39-54	E	49   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: S11020

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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