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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Stour Close, Spalding PE11 3WZ

GUIDE PRICE - £230,000 Freehold

- No Chain
- 3 Bedrooms, En-Suite
- Immaculately Presented
- Gas Central Heating
- Off-Road Parking and Garage

Superbly presented 3 bedroom semi-detached property situated close to the town centre. Accommodation comprising entrance hallway, cloakroom, lounge, kitchen diner, 3 bedrooms (en-suite to the master) and family bathroom. Mature rear gardens, off-road parking and garage. Viewing essential to appreciate!

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Canopy porch with lantern lighting and obscure composite glazed door leading into:

ENTRANCE HALLWAY

3' 5" x 12' 5" (1.05m x 3.81m) Skimmed ceiling, centre light point, smoke alarm, electric consumer unit, radiator, central heating controls, oak effect laminate flooring, staircase rising to first floor. Door to:

CLOAKROOM

3' 1" x 6' 2" (0.94m x 1.89m) Skimmed ceiling, centre light point, extractor fan, radiator, oak effect laminate flooring, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap with tiled splashbacks and mirror over.

From the Entrance Hallway a door leads into:

LOUNGE

10' 10" x 15' 7" (3.31m x 4.76m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, oak effect laminate flooring, double radiator, TV point, telephone point.



From the Entrance Hallway a door leads into:

KITCHEN DINER

13' 10" x 17' 10" (4.24m x 5.46m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, double radiator, TV point, USB charger points, storage cupboard off with light and shelving, vinyl floor covering, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, one and a quarter bowl stainless steel sink with mixer tap, integrated dishwasher, integrated fridge freezer, integrated eye level Zanussi stainless steel fan assisted oven, Zanussi stainless steel gas hob, glass splashback and canopy extractor hood over.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

Skimmed ceiling, inset LED lighting, access to loft space, smoke alarm, double doors storage cupboard with hanging rail and shelving.

MASTER BEDROOM

10' 5" x 9' 6" (3.18m x 2.91m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, fitted wardrobe into recess with hanging rail and shelving. Door to:

EN-SUITE SHOWER ROOM

6' 6" x 8' 3" (1.99m x 2.54m) Skimmed ceiling, inset LED lighting, extractor fan, stainless steel heated towel rail, shaver point, storage cupboard, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks and mirror, fully tiled shower cubicle with sliding doors with fitted Aqualisa power shower over.



BEDROOM 2

11' 1" x 11' 2" (3.39m x 3.41m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.



BEDROOM 3

7' 6" x 7' 9" (2.30m x 2.38m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, vinyl plank effect flooring, USB charger point, telephone point, overhead storage cupboards, shelving.



FAMILY BATHROOM

6' 3" x 7' 1" (1.91m x 2.16m) Obscure UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, vinyl floor covering, stainless steel heated towel rail, medicine cabinet, shaver point, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with central mixer tap and shower attachment tap.

EXTERIOR

Situated in a cul-de-sac location, the front garden is laid to lawn with hedged boundaries and shrub borders. Pathway leading to the front door. The tarmac driveway is to the side of the property leading to:

GARAGE

8' 4" x 17' 6" (2.55m x 5.35m) Brick construction, up and over door, power and lighting, storage into eaves.

REAR GARDEN

External lighting, cold water tap, flagstone patio area, mainly laid to lawn with a wide range of shrub and tree borders. Fenced boundaries to both sides and to the rear elevations. Wooden garden shed.



DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road continuing into Bourne Road then proceeding to the traffic lights at the Monks House crossroads, turning right into Monks House Lane. Continue without deviation past the playing fields and straight on at the first two mini roundabouts turning right at the third mini roundabout into Derwent Way, continue along into Witham Road and then take a right hand turning into Stour Close.



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: S11007

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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		