

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 1, Castlefields, Spalding, Lincolnshire PE11 1QS

**Guide Price £416,500 Freehold**

- Situated Very Close to Town Centre
- Spacious Accommodation
- Three Double Bedrooms
- Annexe Potential
- No Onward Chain

Superbly located bungalow situated in town centre location in desirable area with accommodation comprising of Entrance Hallway, Lounge, Shower Room, Three Double Bedrooms, Separate Shower Room, Utility Room, Separate Second Kitchen/Utility Room. Beautifully presented gardens to the front and rear, Single Garage. Must be viewed to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



To the front of the property is extensive lawned area with a range of shrub and tree borders, paved pathways around exterior of bungalow. To the side elevation is a tarmacked driveway leading to garage, further lawned area, side wrought iron gated access to side leading into rear garden.

Outdoor lantern lighting leading to an obscured solid wooden door to front elevation with matching obscured glazed panels to both side elevations leading into:

**ENTRANCE HALLWAY**

7' 2" x 17' 3" (2.19m x 5.27m) With textured and coved ceiling, centre light point, BT point, single radiator, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving. Off main entrance hallway via wooden glazed door leading into:



#### **LOUNGE**

12' 7" x 17' 8" (3.84m x 5.40m) With UPVC double glazed bay window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point, feature brick fireplace with open fire and grate with tiled hearth, glazed door off entrance hallway leading to:

#### **BREAKFAST ROOM**

9' 3" x 9' 10" (2.82m x 3.02m) With aluminium sliding patio doors to the rear elevation, textured and coved ceiling, centre light point, single radiator. Via box opening into:



#### **KITCHEN**

10' 5" x 8' 7" (3.20m x 2.64m) With Georgian effect UPVC double glazed window to rear elevation, skimmed and coved ceiling with centre strip lighting, double radiator, fitted with wide range of base and eye level units with preparation surfaces over tiled splash backs with insert stainless steel sink with mixer tap, plumbing and space for automatic washing machine, integrated ceramic hob, integrated double stainless steel fan assisted oven with expelair extractor. Door off into:



#### **UTILITY ROOM**

6' 9" x 8' 9" (2.06m x 2.67m) With Georgian effect UPVC double glazed window and door to rear elevation, textured and coved ceiling with strip lighting, fitted worktop, tallboy cupboard, space for fridge and freezer, wall mounted Baxi gas boiler and controls. Door off into inner hallway, please note this could be changed into a potential separate annex.

#### **INNER HALLWAY**

3' 4" x 6' 3" (1.02m x 1.92m) With textured and coved ceiling, centre light point, door off into:



#### **LOUNGE / 3RD BEDROOM**

9' 11" x 16' 11" (3.03m x 5.17m) With Georgian effect UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, TV point, telephone point, central heating thermostat.

#### **SHOWER ROOM**

4' 11" x 6' 3" (1.52m x 1.93m) With Georgian effect obscured UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point, single radiator, part tiled walls, fitted with three piece suite comprising of low level WC, pedestal wash hand basin, shower cubicle with fitted Mira Zest power shower over.



#### **FURTHER UTILITY ROOM/SECOND KITCHEN**

7' 1" x 8' 8" (2.18m x 2.65m) With Georgian effect UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, strip lighting, single radiator, fitted base units with stainless steel sink and taps, space for cooker or further utilities.



#### **FAMILY SHOWER ROOM**

6' 2" x 7' 3" (1.89m x 2.23m) With Georgian effect UPVC double glazed obscured window to rear elevation, textured and coved ceiling with centre light point, part tiled walls, single radiator, fitted with three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, one and a half shower tray with fitted cubicle, thermostatic shower over, grab rail and seat.

#### **MASTER BEDROOM**

11' 11" x 14' 7" (3.65m x 4.46m) With Georgian effect UPVC double glazed bay window to side elevation, textured and coved ceiling with centre light point, single radiator.



#### **BEDROOM 2**

11' 11" x 11' 10" (3.65m x 3.63m) With Georgian effect UPVC double glazed bay window to the front elevation, textured and coved ceiling with centre light point, single radiator.

#### **EXTERIOR**

Wrought iron gated access to both sides of garden, paved pathways, extensive lawned area, garden shed, predominantly the garden to the rear is mainly laid to lawn with raised shrub borders, further patio area, outdoor lighting.

#### **ATTACHED GARAGE**

Electric door to front elevation, skimmed ceiling with centre strip lighting, loft access for further storage, power and lighting, Georgian effect UPVC double glazed window to side elevation.



#### **DIRECTIONS**

From the Agents Offices proceed along New Road to the traffic lights, turn left into Pinchbeck Road, continue straight on at the next set of traffic lights and then after a round 400 yards turn right into Castlefields. The property is situated on the left hand side indicated by the Agents For Sale sign.

#### **AMENITIES**

The property is centrally located within easy access of the town centre which offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46



GROUND FLOOR  
1469 sq.ft. (136.5 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		





# 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



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band E

## **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: 15495**

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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