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33 Matmore Gate, Spalding PE11 2PN

£375,000 Freehold

- Immaculately Presented
- 5 Bedrooms
- Master with Ensuite
- Open Plan Kitchen
- Further Reception/Day Room

Immaculately presented 5 bedroom property on a CORNER PLOT with open plan kitchen/dining/living, lounge, utility room, further reception room/day room, cloakroom, family bathroom, garage, mature gardens, multiple off road parking. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The front of the property is approached by a gravelled driveway with gravelled area to the side leading to the garage with electric door, extensive outdoor lighting, electric charging unit for electric cars, side access gate leading into rear garden. CCTV.

ENTRANCE PORCH

With UPVC sliding patio doors to front elevation, leading into:

PORCH

2' 8" x 6' 7" (0.83m x 2.03m) With skimmed ceiling and inset LED lighting, tiled flooring leading to obscured UPVC double glazed door to front elevation, leading into the main entrance hallway.



ENTRANCE HALL

7' 11" x 14' 9" (2.43m x 4.51m) With skimmed and coved ceiling, inset LED lighting, smoke alarm, alarm controls, central heating thermostat. Stairs leading off to the first floor landing, under lighting, under stairs storage area, single radiator, fitted radiator cover, solid oak flooring. Door off into:

CLOAKROOM

4' 5" x 3' 11" (1.37m x 1.20m) With obscured UPVC double glazed window to the side elevation, skimmed ceiling with inset LED lighting, tiled flooring, fitted with 2 piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with mixer tap over, part tiled walls, electric under floor heating.

FORMAL LOUNGE

10' 9" x 17' 10" (3.28m x 5.44m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, 3 x wall lights, dimmer switches, TV point, telephone point, double radiator, feature fireplace with wooden surround with marble insert and marble hearth with fitted pebble effect electric fire with remote control, alarm sensors. CCTV hard drive.

OPEN PLAN KITCHEN/DINING/LIVING AREA

12' 6" x 21' 3" (3.82m x 6.50m) With UPVC double glazed window to rear elevation, skimmed ceiling with inset LED lighting, vinyl plank flooring, underfloor heating, dimmer switch, TV point, fitted with a wide range of base and eye level units, further drawer units, central island with pull out electric sockets, with fitted stainless steel canopy extractor hood over with glass lid, ceramic 4 ring hob, integrated NEFF stainless steel double fan assisted oven, space for American fridge/freezer, integrated Beko dishwasher, quartz worktops with insert one and a quarter bowl sink with mixer tap over, box opening into:

FURTHER RECEPTION ROOM/DAY ROOM

9' 10" x 14' 1" (3.0m x 4.3m) With 2 x UPVC double glazed windows to rear elevation, UPVC double glazed sliding patio doors to side elevation, skimmed ceiling with 2 x fitted double glazed Velux roof windows, 2 x uplifter wall lights, vinyl plank flooring coordinated through the kitchen/dining area into day room, TV point, telephone point, under floor heating. Via part glazed door off:

UTILITY ROOM NO 1

8' 6" x 8' 4" (2.6m x 2.56m) With obscured UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, tiled flooring, part tiled walls, single radiator, extractor fan, fitted worktop with inset stainless steel sink with mixer tap, with drainage in floor can be washed down – ideal for pets. Door off:



GARAGE

8' 6" x 12' 5" (2.61m x 3.79m) With electric roller door to the front elevation, strip lighting, power points, electric points, electric consumer unit board, gas meter.

FIRST FLOOR LANDING

5' 1" x 15' 10" (1.55m x 4.85m) Inset walkway lighting, with UPVC double glazed window to the side elevation, skimmed and coved ceiling with inset LED lighting, smoke alarm, loft access, single radiator, alarm sensors, double door storage cupboard off housing hot water cylinder with slatted shelving, central alarm controls.

MASTER BEDROOM

12' 0" x 15' 8" (3.66m x 4.79m) With UPVC double glazed window to front elevation, skimmed ceiling with inset LED lighting, TV point, double radiator, telephone point, further loft access. Door off into:

MASTER ENSUITE

4' 6" x 9' 0" (1.38m x 2.75m) With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, extractor fan, vinyl plank flooring, fully tiled walls, full length heated towel rail, fitted with 3 piece suite comprising low level WC, wash hand basin with fitted mixer tap, glass mirrored medicine cabinet over, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2

9' 11" x 11' 1" (3.03m x 3.39m) With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, single radiator.

BEDROOM 3

9' 4" x 13' 0" (2.87m x 3.98m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator, BT point.

BEDROOM 4

10' 3" x 9' 6" (3.14m x 2.92m) With UPVC double glazed window to front elevation, skimmed ceiling with centre light point, single radiator, TV point, fitted storage cupboard into recess with hanging rail and shelving.

BEDROOM 5

8' 0" x 8' 10" (2.46m x 2.71m) With UPVC double glazed window to the rear elevation, coved ceiling with centre light point, single radiator, storage cupboard off into recess with hanging rail and shelving.





FAMILY BATHROOM

6' 8" x 8' 4" (2.04m x 2.56m) With obscured UPVC double glazed window to rear elevation, skimmed ceiling with inset LED lighting, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with 3 piece suite comprising low level WC, wash hand basin with mixer tap, glass mirrored medicine cabinet over, bath with central mixer tap with fitted thermostatic shower over and glass sliding shower screen, electric under floor heating.



UTILITY ROOM NO. 2

4' 6" x 8' 11" (1.39m x 2.73m) With skimmed ceiling and centre light point, extractor fan, vinyl plank flooring, coat rail, fitted worktop, plumbing and space for automatic washing machine, space for tumble dryer, wall mounted Classic gas boiler, central heating controls, obscured UPVC double glazed door to rear elevation leading to the rear garden.

REAR GARDEN

Extensive outdoor lighting, patio area, predominantly the garden is laid to lawn with a wide range of mature shrub and tree borders, raised decking area, leading to side garden is further paved pathways, mainly laid to lawn with a wide range of mature shrub and tree borders with side access gate leading to the front of the property. CCTV.



SUMMER HOUSE

10' 9" x 14' 1" (3.29m x 4.30m) Power points, separate electric consumer unit board, Expel electric extractor fan, fitted with Sparform electric hot tub (included in sale).

The wooden garden shed will be included in the sale.

DIRECTIONS:

From the centre of town at the High Bridge proceed along Church Street, take the second right hand turning into Stonegate and continue past the girls High School turning left at the crossroads into Matmore Gate where upon the property is situated after a short distance on the left hand side.





GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



FIRST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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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 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: 15518

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

