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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



81 Stonegate, Spalding PE11 2PH

GUIDE PRICE - £220,000 Freehold

- No Chain
- Requires Some Updating and Modernisation
- 3 Bedrooms
- Central Town Location
- Viewing Recommended

3 bedroom detached residence situated within walking distance of the town centre. Accommodation comprising entrance hall, lounge, kitchen, conservatory, cloakroom, 3 bedrooms and bathroom. UPVC double glazed windows, gas central heating. Requires repair/Modernisation.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

2 lantern lights, obscure leaded UPVC double glazed with matching obscure glazed panels to both sides into:

ENTRANCE HALLWAY

6' 5" x 13' 5" (1.97m x 4.09m) Wood panelling to the ceiling, decorative ceiling rose, centre light point, wall mounted gas heater, radiator, staircase rising to first floor, square opening into:

LOUNGE

11' 3" x 12' 10" (3.43m x 3.92m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, wood panelled ceiling with beams, centre light point, decorative ceiling rose, 2 wall lights, TV point, radiator, BT point, obscure glazed door into:

KITCHEN

14' 4" x 11' 9" (4.37m x 3.60m) UPVC double glazed window to the side and rear elevations, wood panelled ceiling with beams, centre light point, tiled floor, fully tiled walls, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated stainless steel eye level fan



assisted oven, integrated electric hob, extractor hood over, plumbing and space for washing machine, wall mounted gas boiler. Glazed door to:

CONSERVATORY

9' 3" x 9' 10" (2.83m x 3.00m) UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, aluminium sliding patio doors to the rear elevation, polycarbonate roof, radiator, centre spotlight fitting.

From the Kitchen Diner to:

OUTER PORCH

Wood panelling to the ceiling, inset downlighters, obscure UPVC double glazed door to the side elevation, door into understairs storage cupboard housing electric meter, further door to:

CLOAKROOM

UPVC window to the side elevation, skimmed ceiling, radiator, fitted low level WC.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 7" x 8' 11" (2.33m x 2.74m) UPVC double glazed window to the side elevation, wood panelled ceiling, decorative ceiling rose, centre light point, access to loft space, door to:

MASTER BEDROOM

10' 5" x 12' 4" (3.2m x 3.78m) UPVC double glazed window to the front elevation, wood panelled ceiling, decorative ceiling rose, centre light point, radiator.

BEDROOM 2

10' 5" x 11' 10" (3.18m x 3.62m) UPVC double glazed window to the rear elevation, wood panelled ceiling, decorative ceiling rose, centre light point, radiator, storage cupboard off housing hot water cylinder and slatted shelving.

BEDROOM 3

9' 0" x 6' 11" (2.76m x 2.13m) UPVC double glazed window to the front elevation, wood panelled ceiling, decorative ceiling rose, centre light point, radiator.

FAMILY BATHROOM

5' 6" x 7' 0" (1.7m x 2.14m) Obscure UPVC double glazed window to the rear elevation, wood panelled ceiling, inset downlighters, radiator, fitted with a three piece suite comprising low level WC, wash hand basin, bath with taps.

EXTERIOR

To the front there is fencing with gated access leading on to the concrete driveway where there is also a gravelled area. Wooden access gates to both sides.

REAR GARDEN

Predominantly laid to lawn with a wide range of mature shrub and trees borders. Wooden garden shed.

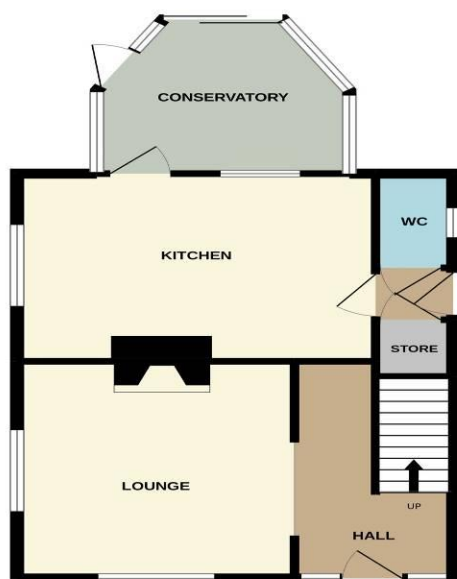
DIRECTIONS

From the centre of Spalding at the High Bridge proceed into Church Street, take the second right hand turning into Stonegate and the property is situated on the left hand side.

AMENITIES

The property is situated ideally for the girls High School, Tesco Express and the Parish primary school. Spalding town centre is within easy walking distance of the property offering a range of shopping, banking, leisure, commercial and educational facilities with bus and railway stations, the Castle Sports Complex/Swimming Pool, various sports and social clubs and the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is approximately 18 miles to the south and offers a fast train link with London's Kings Cross journey time 50 minutes.

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TENURE

Freehold

SERVICES

All Mains

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: S11123

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		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		