

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Kimblewick Lane, Spalding PE11 3GY

£380,000 Freehold

- 4 Double Bedrooms
- Sunroom
- En-Suite to the Master Bedroom
- Single Garage
- Viewing Recommended

Spacious modern family house situated on a corner plot on the edge of town. Accommodation comprising 4 double bedrooms, en-suite to the master, large bathroom, 3 reception rooms, kitchen diner, utility and cloakroom. Off road parking, garage and rear garden. Gas central heating. Viewing essential.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open storm porch with an obscure leaded composite leading into:

ENTRANCE HALLWAY

Coved and textured ceiling, centre spotlight fitment, smoke alarm, radiator, telephone point, plank laminate flooring, understairs storage area, central heating thermostat, alarm controls, double obscure glazed doors into:

DINING ROOM

11' 8" x 10' 11" (3.56m x 3.33m) Georgian effect UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, dimmer switch control, double radiator, alarm sensor point.



From the Entrance Hallway a door leads into:

KITCHEN DINER

13' 1" x 11' 8" (4.01m x 3.56m) 2 Georgian effect UPVC double glazed windows to the side elevation, coved and textured ceiling, inset LED downlighters, plank effect tiled flooring, double radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, integrated dishwasher, inset one and a quarter bowl sink with mixer tap, under cabinet lighting, fitted with stainless steel 4 burner gas hob, Neff stainless steel canopy extractor hood over, stainless steel fan assisted electric oven, glass display units, door to:

UTILITY ROOM

9' 1" x 6' 11" (2.77m x 2.13m) Obscure UPVC double glazed door to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, plank effect tiled flooring, radiator, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, door to:

CLOAKROOM

Coved and textured ceiling, centre spotlight fitment, extractor fan, plank effect tiled flooring, radiator, medicine cabinet, fitted with a two piece suite comprising low level WC and corner wash hand basin with taps.

From the Entrance Hallway door into:

LOUNGE

19' 7" x 11' 8" (5.99m x 3.56m) Georgian effect UPVC double glazed window to the front and rear elevations, coved and textured ceiling, 2 centre spotlight fitments, 2 radiators, 2 TV points, granite fireplace with granite insert and marble hearth with fitted coal effect gas fire, double French doors into:

SUN ROOM

11' 8" x 4' 11" (3.58m x 1.52m) Dwarf brick wall and UPVC construction, UPVC double glazed windows with fitted blinds, double radiator, TV point, vaulted ceiling with inset downlighters, double French doors to the rear elevation.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

Georgian effect UPVC double glazed window to the front elevation, coved and textured ceiling, centre spotlight fitment, smoke alarm, radiator, alarm sensor, door to:

MASTER BEDROOM

16' 6" x 15' 1" (5.03m x 4.62m) Georgian effect UPVC double glazed window to the side and front elevations, coved and textured ceiling, 2



centre spotlight fittings, double radiator, single radiator, TV point, 3 double door wardrobe and 1 single with hanging rail and shelving. Door to:

EN-SUITE

Obscure Georgian effect UPVC double glazed window to the side elevation, coved and textured ceiling, inset downlighters, plank effect laminate flooring, part tiled walls, stainless steel heated towel rail, medicine cabinet, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, fully tiled shower enclosure with fitted thermostatic shower over.



BEDROOM 2

12' 11" x 8' 0" (3.94m x 2.44m) Georgian effect UPVC double glazed window to the front elevation, coved and textured ceiling, centre spotlight fitting, radiator, TV point.

BEDROOM 3

11' 8" x 9' 8" (3.56m x 2.97m) Georgian effect UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre spotlight fitting, radiator, TV point.



BEDROOM 4

11' 8" x 9' 6" (3.56m x 2.92m) Georgian effect UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitting, radiator, access to loft space, fitted furniture comprising 2 double wardrobes and 3 single wardrobes.

FAMILY BATHROOM

11' 8" x 9' 6" (3.56m x 2.92m) Georgian effect UPVC double glazed window to the rear elevation, coved and textured ceiling, inset LED lighting, radiator, vinyl plank flooring, extractor fan, medicine cabinet, storage cupboard off housing hot water cylinder with slatted shelving, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, bath with central mixer tap, shower enclosure with fitted Mira Select thermostatic shower.



EXTERIOR

Picket fence to the front boundary with the garden being laid to lawn with raised gravel borders and paved pathways. Gravelled parking area to the side of the property for multiple parking leading to:



GARAGE

9' 8" x 17' 2" (2.97m x 5.24m) Electric roller door, textured ceiling, centre light point, electric consumer unit, wall mounted Worcester gas boiler, power points.

Wooden garden gate leading into:

REAR GARDEN

Flagstone patio, paved pathways, electric sockets, gravelled area, raised borders, wooden garden shed, extensive lighting.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, continue into Bourne Road then turn left at the traffic lights at the crossroads into The Broadway. Take the third right hand turning into Horseshoe Road and first left into Kimblewick Lane.

AMENITIES

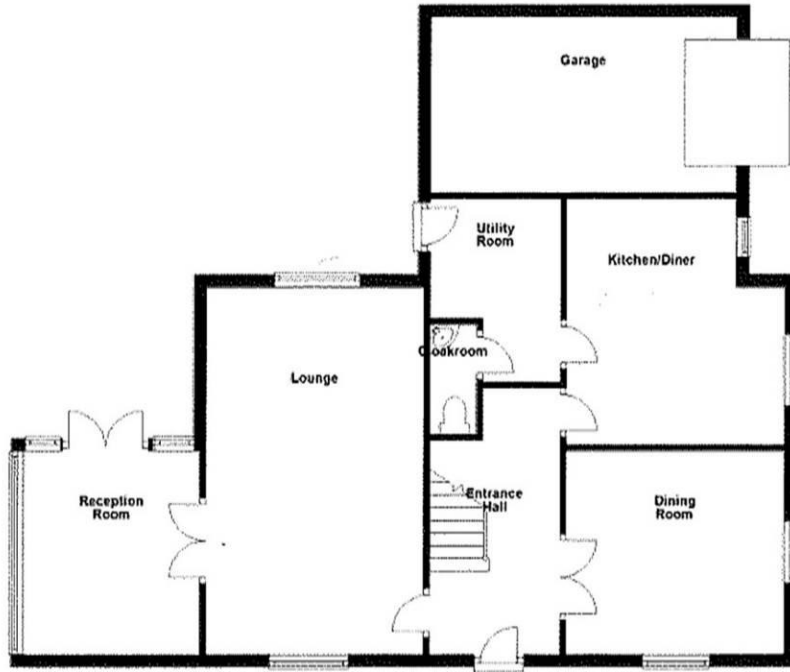
Spalding town center is 1.4 miles from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. There are local shops and schools within easy walking distance of the property. The Cathedral city of Peterborough is 18 miles to the south and has a fast train link with London King's Cross (minimum journey time 46 minutes).





Ground Floor

Approx. 92.6 sq. metres (1002.0 sq. feet)

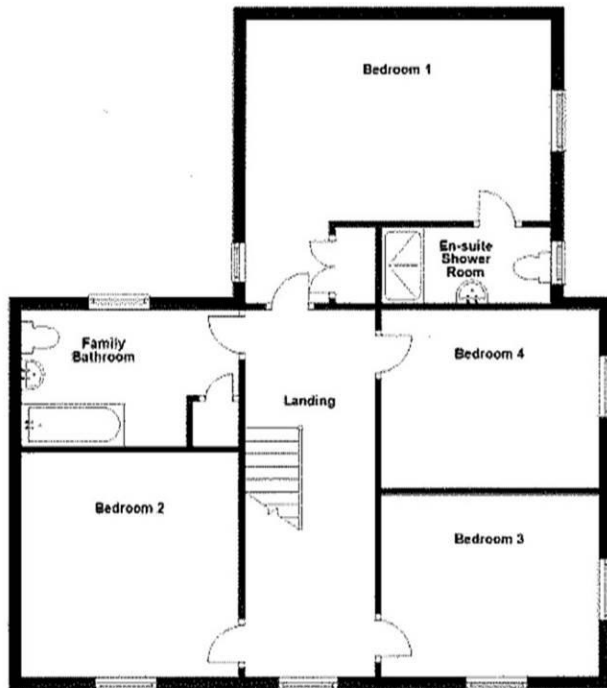


Total area: approx. 169.0 sq. metres (1818.6 sq. feet)

Floorplan 2

First Floor

Approx. 92.4 sq. metres (1001.1 sq. feet)



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



AVAILABLE ON OUR WEBSITE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	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: S11153

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

