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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



10, Helmsley Way, Spalding PE11 6BG

GUIDE PRICE - £278,000 Freehold

- Nicely Presented
- 4 Bedrooms
- Downstairs Shower/Wet Room
- Open Plan Lounge/Dining Area

Nicely presented 4 bedroom detached residence situated on the edge of Spalding with accommodation comprising of Entrance Hallway, Lounge, Open Plan Dining/Lounge Area, UPVC Conservatory, Kitchen, Downstairs Shower/Wet Room, 4 Bedrooms, Family Bathroom. Multiple off road parking to the front, mature gardens to the rear. Gas central heating, mains electric and mains water.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Concrete driveway providing multiple off road parking, gravelled area to the front elevation, with wrought iron gated access to the side elevation leading into the rear of the property. Open covered porch with outdoor lighting leading to an obscured UPVC double glazed door to the front elevation with matching obscured UPVC double glazed panel to the side elevation leading into the:

ENTRANCE HALLWAY

6' 10" x 13' 1" (2.09m x 3.99m) With textured ceiling with centre light point, stairs leading off to the first floor landing, single radiator, BT point, central heating thermostat.

DOWNSTAIRS SHOWER/WET ROOM

8' 2" x 9' 3" (2.50m x 2.83m) With obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling with inset LED lighting, tiled flooring, fully tiled walls, stainless steel heated towel rail, storage cupboard off with shelving, fitted with 3 piece suite comprising of low level WC, pedestal wash hand basin with taps, walk in shower/wet room with extractor fan, fitted Mira Sprint shower.



KITCHEN/DINER

9' 2" x 16' 0" (2.81m x 4.89m) With UPVC double glazed window to the rear and side elevations, obscured UPVC double glazed door to the side elevation, textured ceiling with 2 x centre spotlight fittings, Worcester boiler, part tiled walls, fitted with a wide range of base and eye level units with preparation surfaces over, insert one and a quarter stainless steel bowl sink with mixer tap, plumbing and space for washing machine and tumble dryer, space for gas cooker with stainless steel canopy extractor hood over, central heating controls.

OPEN PLAN DINING/LOUNGE AREA

19' 7" x 21' 9" (5.97m x 6.65m) With full length UPVC double glazed window to the front elevation, UPVC double glazed sliding French doors to the rear elevation leading into the conservatory, UPVC double glazed window to the rear elevation, double radiator, TV point, textured ceiling with 3 x centre light points.



CONSERVATORY

11' 4" x 14' 5" (3.47m x 4.40m) Edwardian style conservatory of dwarf brick wall construction, hexagon shape with UPVC double glazed windows with opening Tlights to both sides and to the rear elevation, polycarbonate head resistant vaulted roof with central fan lighting, various power points, UPVC double glazed French doors to the side elevation leading into rear gardens.

FIRST FLOOR LANDING

3' 2" x 9' 5" (0.99m x 2.88m) With textured ceiling and centre light point, smoke alarm, loft access, storage cupboard off housing hot water cylinder with slatted shelving.



MASTER BEDROOM

12' 8" x 12' 11" (3.88m x 3.94m) With UPVC double glazed window to the front elevation, textured ceiling with centre light point, double radiator, dimmer switch, storage cupboard off currently used as wardrobe with hanging rail and shelving.

BEDROOM 2

12' 7" x 12' 2" (3.86m x 3.72m) With UPVC double glazed window to the front elevation, textured ceiling with centre light point, double radiator, storage cupboard off, dimmer switch.

BEDROOM 3

10' 0" x 8' 11" (3.07m x 2.74m) With UPVC double glazed window to the rear elevation, textured ceiling with centre light point, single radiator.

BEDROOM 4

9' 0" x 9' 4" (2.76m x 2.85m) With UPVC double glazed window to the rear elevation, textured ceiling with centre light point, double radiator.



FAMILY BATHROOM

5' 6" x 9' 3" (1.69m x 2.84m) With obscured UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, stainless steel heated towel rail, fully tiled walls, fitted with a 3 piece suite comprising of low level WC, pedestal wash hand basin with taps, glass mirror over, p shaped bath with mixer tap with further shower attachment, fitted stainless steel and glass shower screen over.

GARAGE

8' 2" x 11' 9" (2.50m x 3.60m) Up and over door to the front elevation, wooden glazed window to the side elevation, skimmed ceiling with centre strip lighting, electric consumer unit board, gas meter, various power points.

REAR GARDEN

Via side gated access with paved pathways, outdoor tap, outdoor flood lighting, the garden is mainly laid to patio and lawn with shrub borders, fenced boundaries to both sides and to the rear, wooden garden shed.



DIRECTIONS: From the centre of Spalding at High Bridge proceed along Church Street continue without deviation into Halmergate, proceed along Halmergate and at the mini roundabout take the 3rd exit onto Low Road. Take the first right hand turn into Helmsley Way where the property is located on the right hand side.

AMENITIES: The Historic town centre is within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south with access to the A1 and the east coast mainline (London Kings Cross 48 minutes)

TENURE: Freehold

SERVICES :All Mains

COUNCIL TAX 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: S11160

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.

