

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



75 Halmer Gate, Spalding PE11 2EL

- Superbly Presented Property
- Open Plan Kitchen/Diner
- Prime Location
- 4 Bedrooms
- Multiple Off Road Parking

GUIDE PRICE - £235,750 Freehold

Superbly presented versatile residence situated in the prime location of Halmer Gate with accommodation comprising of Entrance Lobby, Lounge, Open Plan Kitchen/Diner, Cloakroom, Utility Room, Study, Downstairs Bedroom 4, 3 Double Bedrooms to first floor and Family Bathroom, Mature Gardens to the rear, Single Garage, Multiple Off Road Parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The property is approached by a dwarf brick wall leading to the front garden which is laid to gravel. Tarmac driveway providing multiple off road parking for vehicles, leading to further concrete driveway providing further off road parking leading to the garage. Extensive outdoor lighting. Open storm porch leading to composite obscure glazed door, door bell leading into:

ENTRANCE LOBBY

4' 4" x 5' 1" (1.33m x 1.55m) With skimmed and coved ceiling, smoke alarm, single radiator, stairs leading off to the first floor galleried landing. Door off into:

BEDROOM 4/RECEPTION ROOM 2

10' 7" x 10' 2" (3.23m x 3.10m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, double radiator, fitted bespoke units and drawer units into recess.



LOUNGE: 11' 6" x 17' 10" (3.52m x 5.44m) With UPVC double glazed box bay window to the front elevation, skimmed and coved ceiling with centre light point, double radiator, TV point, feature wooden fire surround with marble insert and hearth with fitted coal effect electric fire.



KITCHEN/DINING/LIVING AREA: 13' 5" x 20' 6" (4.09m x 6.27m) With UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear and side elevations, skimmed and coved ceiling with inset LED lighting, smoke alarm, centre light point to the dining area, double radiator, porcelain ceramic tiled flooring, fitted with a wide range of base and eye level units with preparation surfaces over with inset one and a half bowl sink with pull out mixer tap, integrated Bush full size dishwasher, integrated ceramic electric hob with glass marble splash back, integrated stainless steel fan assisted oven with stainless steel glass canopy extractor hood over.



CLOAKROOM: 2' 11" x 4' 7" (0.89m x 1.41m) With obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, matching porcelain tiled flooring coordinating from the kitchen, fitted with a low level WC, tiled splash backs, wall shelving.

STUDY: 6' 6" x 8' 5" (1.99m x 2.58m) With skimmed and coved ceiling with centre light point, single radiator, fitted storage cupboard with shelving, obscure glazed double doors from the kitchen.



UTILITY ROOM: 4' 10" x 9' 0" (1.49m x 2.75m) With skimmed ceiling, centre strip lighting, porcelain coordinating tiled flooring, single radiator, coat rails, storage cupboard housing gas meter, wall mounted Glow Worm gas combination boiler, fitted with a range of base and eye level units with worktops over. Storage cupboard off with shelving.

FIRST FLOOR GALLERIED LANDING: 6' 5" x 8' 9" (1.96m x 2.69m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, loft access, fitted storage cupboard with shelving.

BEDROOM 1: 10' 0" x 11' 6" (3.05m x 3.52m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, picture rail, single radiator.

BEDROOM 2: 11' 4" x 13' 11" (3.46m x 4.26m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, picture rail, single radiator.

BEDROOM 3: 8' 8" x 7' 5" (2.65m x 2.27m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, picture rail, single radiator.

FAMILY BATHROOM: 4' 10" x 9' 3" (1.48m x 2.83m) With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, part tiled walls, full tiling to the bath and shower area, tiled flooring, stainless steel heated towel rail, fitted with a 3 piece suite comprising of low level WC, wash hand basin fitted in to vanity unit with storage below, glass mirrored medicine cabinet over, P-shaped bath with central rainfall shower mixer tap with stainless steel glass shower screen over.

OUTSIDE: Rear garden is accessed via side gate, extensive outdoor lighting, outdoor tap, raised decking area, ornamental fake grass, storage shed (2.20m x 2.96m), further gravelled area, the garden to the rear is mainly laid to lawn with hedged boundaries and shrub and tree borders. Wooden summer house with power and lighting.

DIRECTIONS: From the centre of Spalding at High Bridge proceed along Church Street continue without deviation into Halmer Gate, proceed for a short distance and the property is situated on the left 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

Band B

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: S11159

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		