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18 Derwent Way, Spalding PE11 3WX

£291,995 Freehold

- Detached House
- Master Suite with Bedroom, Dressing Room and En-Suite
- Double Garage
- Gas Central Heating
- Full UPVC double Glazing

Superbly presented detached three storey residence situated in a popular location on the edge of town. Accommodation comprising entrance hallway, lounge, kitchen diner and cloakroom to the ground floor; 2 double bedrooms and family bathroom to the first floor; master suite with bedroom, dressing room and en-suite shower room to the second floor. Double Garage, driveway, mature garden to the rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Step up to composite door with obscure glazed panel to the top leading into:

ENTRANCE HALLWAY

5' 9" x 10' 4" (1.77m x 3.16m) Skimmed ceiling, centre light point, smoke alarm, radiator, central heating thermostat, oak effect click flooring, staircase rising to first floor, under stairs storage cupboard with lighting. Door to:

CLOAKROOM

2' 8" x 5' 5" (0.83m x 1.67m) Skimmed ceiling, centre light point, wall mounted electric consumer unit, extractor fan, radiator, tiled flooring, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks.



From the Entrance Hallway a door leads into:

KITCHEN DINER

8' 9" x 22' 0" (2.69m x 6.73m) Georgian effect UPVC double glazed window to the front and rear elevations, Georgian effect UPVC double glazed bay window to the side elevation, composite glazed door to the side elevation, skimmed ceiling, inset LED lighting (to the kitchen area), 2 centre light points (to the dining area), 2 double radiators, oak plank effect flooring. Fitted with a wide range of base and eye level units, work surfaces over, splashbacks, under cabinet lighting, inset one and a half bowl stainless steel sink with mixer tap, cupboard housing wall mounted Glow Worm boiler, integrated washing machine, integrated Zanussi dishwasher, integrated Zanussi stainless steel 4 ring gas hob, extractor hood over, integrated fridge freezer, integrated Zanussi double stainless steel fan assisted oven.

From the Entrance Hallway a door leads into:

LOUNGE

10' 5" x 15' 7" (3.20m x 4.75m) Georgian effect UPVC double glazed window to the front elevation, UPVC double glazed French to the rear elevation, 2 double radiators, TV point, telephone point, skimmed ceiling, 2 centre light points, oak effect click flooring.

From the Entrance Hallway the staircase rises to:

HALF LANDING

UPVC double glazed window to the rear elevation, skimmed ceiling.

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, smoke alarm. Door to:

BEDROOM 2

9' 6" x 15' 6" (2.91m x 4.74m) Georgian effect UPVC double glazed window to the front and rear elevations, skimmed ceiling, centre light point, 2 radiators.

BEDROOM 3

8' 9" x 15' 7" (2.68m x 4.75m) Georgian effect UPVC double glazed window to the front, side and rear elevation, 2 radiators, skimmed ceiling, centre light point.

FAMILY BATHROOM

5' 7" x 7' 9" (1.72m x 2.38m) Georgian effect obscure UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising wash hand basin with mixer tap, low level WC and bath with central shower mixer tap and shower attachment tap. Storage Cupboard off housing hot water cylinder with slatted shelving.

From the First Floor Landing the staircase rises to:



SECOND FLOOR LANDING

Fitted double glazed Velux roof window, skimmed ceiling, centre light point, smoke alarm, radiator, door to:

MASTER BEDROOM

16' 5" x 18' 1" (5.01m x 5.53m) Georgian effect UPVC double glazed window to the front elevation, fitted double glazed Velux roof window to the rear elevation, 2 double radiators, BT point, TV point, opening into:

DRESSING ROOM

6' 9" x 8' 9" (2.08m x 2.68m) Georgian effect UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, radiator, wardrobe with hanging rail and shelving (depth 0.79m). Door to:

EN-SUITE SHOWER ROOM

5' 8" x 8' 8" (1.75m x 2.66m) Fitted Velux double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, part tiled walls, stainless steel heated towel rail, shaver point, glass mirrored medicine cabinet, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, fully tiled shower enclosure with fitted thermostatic shower over.



EXTERIOR

Block paved driveway providing multiple off-road parking for vehicles leading to:

DOUBLE GARAGE

17' 6" x 17' 5" (5.35m x 5.32m) 2 up and over doors to the front elevation, separate electric consumer unit, power and lighting, storage into eaves.

Dwarf hedge to the front boundary, paved pathways, designed for ease of maintenance being laid to gravel. Wooden side access gate to:



REAR GARDEN

External lighting, cold water tap, brick wall to the side elevation, wooden fence to the rear and other side elevation, flagstone patio area, further gravelled area, predominantly laid to lawn with a wide of mature shrubs and trees.





DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road continuing into Bourne Road then proceeding to the traffic lights at the Monks House crossroads, turning right into Monks House Lane. Continue without deviation past the playing fields straight on at the first mini roundabout, turning right at the second mini roundabout into Derwent Way.

AMENITIES

Several local primary schools along with shops, doctors surgery, public house etc. are within easy walking distance and the town centre is just over a mile distant 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 and has a fast train link with London's Kings Cross minimum journey time 48 minutes.





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



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 that they are present or in working order. Buyers must check these.

Ref: S11166

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

