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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



71 Stonegate, Spalding PE11 2PH

**GUIDE PRICE - £189,950 Freehold**

- 3 Bedrooms
- 2 Reception Rooms
- Multiple Off Road Parking
- Gas Central Heating
- Viewing Recommended

Deceptively spacious 3 bedroom detached property situated in a prime location, close to the town centre, primary and secondary schools and Ayscoughfee Hall and gardens. Accommodation comprising entrance hallway, lounge, dining room, kitchen and cloakroom; 3 bedrooms and family bathroom to the first floor. Mature gardens to the rear, multiple off-road parking to the front.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



**ACCOMMODATION**

Arched UPVC double glazed door with obscure glazed panels and matching side glazed panels to both sides leading into:

**ENTRANCE PORCH**

3' 4" x 8' 1" (1.03m x 2.47m) Tiled flooring, obscure wooden glazed door with matching obscure glazed windows to both sides leading into:

**ENTRANCE HALLWAY**

8' 0" x 13' 1" (2.45m x 4.01m) Staircase rising to first floor, coved ceiling, centre light point, smoke alarm, radiator, telephone point, understairs storage area with fitted coat rail and electric meters. Solid wooden door to:

**LOUNGE**

11' 10" x 14' 7" (3.61m x 4.45m) into bay UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, decorative ceiling rose, centre light point, TV point, feature carved fireplace with marble insert and hearth with fitted coal effect gas fire (not working, supply pipe capped off).

From the Entrance Hallway solid door leads into:



#### RECEPTION ROOM 2/DINING ROOM

11' 8" x 15' 10" (3.58m x 4.83m) into bay UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, double radiator, coved ceiling, centre light point, brick fireplace with hearth and gas fire (not tested).

From the Entrance Hallway a glazed door leads into:

#### KITCHEN

8' 2" x 11' 10" (2.5m x 3.61m) UPVC double glazed window to the side elevation, coved ceiling with centre light point, double radiator, fitted with a range of base units with work surfaces over, tiled splashbacks, stainless steel sink with mixer tap, built-in larder cupboard with shelving, wall mounted gas boiler, space for gas cooker, laminate tile effect flooring, archway into:

#### PANTRY

4' 1" x 4' 9" (1.25m x 1.46m) Obscure glazed window to the side elevation, shelves, laminate tile effect flooring.

From the Kitchen an obscure glazed door leads into:

#### LOBBY

3' 9" x 7' 8" (1.16m x 2.36m) Centre light point (Not Working), tiled effect laminate flooring, UPVC double glazed door to the side elevation, 2 UPVC double glazed windows to the side elevation, door to:

#### UTILITY ROOM

3' 1" x 9' 1" (0.94m x 2.77m) Strip light, power sockets, plumbing and space for washing machine, space for tumble dryer.



#### CLOAKROOM

2' 10" x 5' 2" (0.88m x 1.60m) Skimmed ceiling, fitted high level WC, tiled flooring.

From the Entrance Hallway the staircase rises to:

#### FIRST FLOOR GALLERIED LANDING

8' 2" x 10' 8" (2.49m x 3.26m) UPVC double glazed window to the side elevation with leaded panel, coved ceiling, centre light point, access to loft space, solid wooden door into:

#### MASTER BEDROOM

10' 6" x 14' 9" (3.22m x 4.51m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, 2 fitted double door wardrobes.



#### BEDROOM 2

11' 6" x 12' 11" (3.51m x 3.94m) UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, fitted wardrobe.

#### BEDROOM 3

8' 0" x 9' 11" (2.44m x 3.03m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, fitted cupboard with shelving and rail.



#### FAMILY BATHROOM

8' 1" x 9' 0" (2.48m x 2.76m) Centre light point, vinyl floor covering, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps. Fitted storage cupboard off housing hot water cylinder with slatted shelving.

#### EXTERIOR

Wall to the front boundary with paved pathways leading to the front door. The front garden is designed for ease of maintenance, laid to gravel with a wide range of shrubs and trees. The gravelled driveway to the side provides multiple off-road parking for vehicles. Access gate into the rear garden. External lighting.

#### REAR GARDEN

External lighting(Not Working), cold water tap, extensive patio area. Mature garden mainly laid to lawn with a wide range of mature shrub and tree borders. Brick wall to the rear, compost area, further patio area.



GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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**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 an 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: S11193**

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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**CONTACT**

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**DIRECTIONS**

From the centre of Spalding at the High Bridge proceed along Church Street, veering left into Halmergate, then take a right hand turning into Stonegate where the property is situated on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		