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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



108 Winsover Road, Spalding PE11 1HA

£244,995 Freehold

- Spacious Accommodation
- Close to Town Centre
- Off Road Parking for 2 Cars
- No Chain
- 3 Double Bedrooms and Study

Semi-detached house offering spacious accommodation comprising entrance hallway, lounge, kitchen, dining room, Utility and shower room to the ground floor; 3 double bedrooms and family bathroom to the first floor. Enclosed rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Side entrance with outside lighting and leading through a UPVC double glazed door with leaded panels and obscure glazed panels into:

ENTRANCE HALLWAY

Coved and textured ceiling with centre light point, smoke alarm, radiator, tiled flooring, staircase leading off, alarm controls, understairs storage cupboard with lighting and coat rail. Pine stripped doors leading into :

LOUNGE

3.95m(13'0") x 4.52m(14'10") UPVC box bay window to the front elevation, textured ceiling with centre ceiling rose and light point, radiator, TV point, feature fireplace with wooden carved fireplace surround with tiled hearth and inset multi fuel burner, engineered oak flooring.



DINING ROOM

4.16m(13'8") x 6.14m(20'2") UPVC double glazed windows to the front and rear elevations, UPVC French doors to the rear elevation, skimmed and coved ceiling with centre light point, 2 single radiators, original stripped floor boards, 2 double wall lights, floor to ceiling storage cupboard off, feature wooden fire surround with tiled hearth and fitted gas log effect fire, door to:



KITCHEN

2.73m(8'11") x 6.60m(21'8") Skimmed ceiling with inset downlighters, radiator with cover, 2 UPVC double glazed windows to the side elevation and UPVC double glazed door to the side elevation, tiled flooring, wall mounted Valliant gas boiler, fitted with a wide range of base and eye level units with wood block top worktops and tiled splashbacks, inset Belfast sink with mixer tap, integrated Hygenia dishwasher, integrated fridge, Range cooker with Rangemaster canopy extractor hood over, door leading into:



SHOWER ROOM

1.42m(4'8") x 2.73m(8'11") Obscure UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, tiled flooring, heated stainless steel towel rail, fitted with a three piece suite comprising of wash hand basin fitted into vanity unit with storage below, low level WC, fully tiled shower cubide with fitted Bristan thermostatic shower, step down into:



UTILITY/STUDY

2.51m(8'3") x 2.60m(8'6") UPVC double glazed window to the rear elevation, tiled flooring, double radiator, plumbing for washing machine.

From the Entrance Hallway stairs leading to:

GALLERIED LANDING

Coved and textured ceiling with centre light point, loft access and smoke alarm, radiator, UPVC double glazed window to the side elevation.



BEDROOM 2

3.79m(12'5") x 3.99m(13'1") UPVC double glazed window to the front elevation, skimmed ceiling and coving with centre light point, picture rail, radiator, fitted storage cupboard off with shelving.



BEDROOM 3

3.35m (11'0") x 4.13m(13'7") UPVC double glazed window to the front elevation, skimmed ceiling with coving and centre light point, radiator, telephone point.

FAMILY BATHROOM

2.60m(8'6") x 4.10m(13'5") Obscure UPVC double glazed window to the rear elevation, coved and skimmed ceiling with 2 spotlight light fitments, part tiled walls, heated stainless steel towel rail, fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, bath with mixer tap, fully tiled shower cubicle with fitted thermostatic shower. Direct access into:

MASTER BEDROOM

2.74m(9'0") x 6.90m(22'8") UPVC double glazed windows to the side and rear elevation, skimmed ceiling with centre light point, radiator, TV point.

EXTERIOR

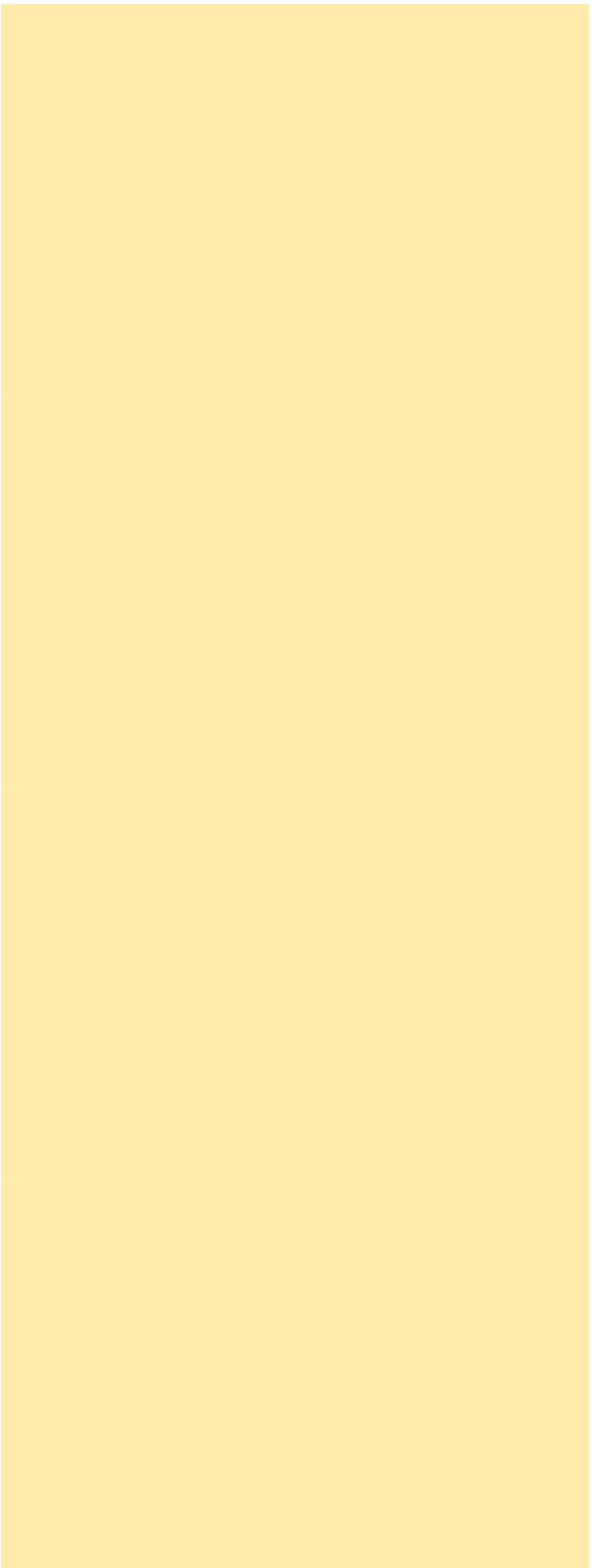
To the front of the property there is a hedged boundary and gravelled driveway providing multiple off-road parking for vehicles, paved pathways with side access gate into the rear of the property.

REAR GARDEN

Outside lighting, extensive decking area with raised shrub borders, steps down to a lawned area and further gravelled area, patio to the rear, wooden garden shed. Fenced boundaries. Outside tap.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet , Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

Ref: S11184

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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