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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Birch Grove, Spalding PE11 2HL

Guide Price £469,995 Freehold

- Detached House in Sought After Location
- Generous Gardens
- Gas Central Heating
- 4 Double Bedrooms, 2 Reception Rooms
- Ample Parking, Garage

Superb spacious four bedroom detached family house in sought after established residential location. Generous sized mature gardens, ample parking and garage, gas central heating, UPVC windows. Reception Hall, sitting room, dining room, large conservatory, modern fitted kitchen, utility room, study and cloakroom, 4 double bedrooms and 2 bathrooms. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Beneath the recessed storm porch area with external electric light and through the panelled front entrance door with obscure glazed side panels to:

ENTRANCE HALLWAY

3.48m(11'5") x 2.45m(8'0") average. Ceramic floor tiles, coved and textured ceiling, doorbell chime, ceiling light, smoke alarm, double radiator, central heating thermostat, staircase off, door to:

CLOAKROOM (RECENTLY REFITTED)

Two piece suite comprising low level WC and wash hand basin with mixer tap, coved and textured ceiling, ceiling light, radiator, extractor fan, tiled flooring, part tiled walls.



STUDY

2.99m(9'10") x 2.53m(8'4") UPVC double glazed window to the front elevation, coved and textured ceiling, ceiling light, radiator.

MODERN FITTED KITCHEN

3.55m(11'8") x 3.05m(10'0") Multi-pane glazed door from the Inner Hallway, range of traditional style units comprising base cupboards and drawers beneath the granite worktops with inset Franke sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, Rangemaster gas cooker with 5 burner gas hob, glass splashbacks, extractor hood above, integrated dishwasher and refrigerator, ceramic floor tiles, coved and textured ceiling, 2 spot light fittings, 2 UPVC windows to the rear elevation, UPVC door to the rear elevation, glazed display cabinets, telephone point, single radiator, double radiator, brick trimmed arch to:

DINING AREA

Wall to ceiling cupboards, shelving, space and plumbing for washing machine, space for tumble dryer.

From the Entrance Hallway door leads into:

DINING ROOM

3.47m(11'5") x 3.23m(10'7") UPVC double glazed French doors to the rear elevation with matching full length glazed panels to both sides leading into Conservatory, coved and textured ceiling, centre light point, vinyl plank flooring, double radiator, door into Sitting Room.

From the Entrance Hallway a door leads into:

SITTING ROOM

5.57m(18'3") x 3.66m(12'0") Adams style fireplace with decorative log effect fire and raised composite marble hearth, UPVC double glazed window to the front elevation, 2 radiators, TV point, telephone point, coved and textured ceiling, wall lights, sealed unit double glazed sliding patio doors leading into:

LARGE CONSERVATORY

4.45m(14'7") x 3.56m(11'8") (10'7") 4.45m(14'7") x 3.56m(11'8") plus 3.22m (10'7") x 2.80m (9'2"), brick and UPVC double glazed construction with multi pitched polycarbonate roof, ceiling light with propeller style fan, ceramic floor tiles, 3 radiators, fitted multi fuel burner, fitted window blinds, UPVC French doors to the external elevation.

From the Entrance Hallway the staircase rises to:

GALLERIED LANDING

UPVC double glazed window to the front elevation, coved and textured ceiling, 2 ceiling lights, smoke alarm, radiator, access to loft space, built-in Airing Cupboard housing hot water cylinder, panelled doors arranged off to:





MASTER BEDROOM

5.59m(18'4") x 3.64m(11'11") Dual aspect with UPVC double glazed windows to the front and rear elevations, coved and textured ceiling, ceiling light, TV point, 2 radiators, door to:

EN-SUITE SHOWER ROOM (RECENTLY REFITTED)

2.53m(8'4") x 2.02m(6'8") plus recess. Three piece suite comprising low level WC, fully tiled shower enclosure with thermostatic power shower with double rain shower heads, corner wash hand basin with mixer tap fitted into vanity unit with storage below and mirror over, coved and textured ceiling, ceiling light, obscure double glazed UPVC window to the rear elevation, radiator, heated towel rail, fully tiled walls, vinyl plank flooring.



BEDROOM 2

3.44m(11'3") x 3.40m(11'2") minimum. UPVC double glazed window to the front elevation, TV point, coved and textured ceiling, radiator, ceiling light.

BEDROOM 3

2.98m(9'9") x 3.38m(11'1") maximum UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 4

3.12m(10'3") x 3.45m(11'4") minimum. UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.



FAMILY BATHROOM

3.02m(9'11") x 2.07m(6'10") Majority wall tiles, fitted three piece modern white suite comprising panelled bath with mixer tap and fitted thermostatic Mira power shower over and glazed screen, pedestal wash hand basin, low level WC, radiator, tile effect vinyl floor covering, coved and textured ceiling, ceiling light, obscure glazed UPVC double glazed window, shaver point.

EXTERIOR

At the front of the property there is an open plan lawned garden and an extensive modern block paved driveway and turning bay with parking space for numerous vehicles. This in turn gives access to:



ATTACHED GARAGE

5.04m (16'6") x 3.24m(10'8") Electric garage door, textured ceiling, florescent strip light, power points, side window, personnel door.



At the side of the garage there is a **COVERED CAR PORT** of cedar wood construction with double wooden doors, extensive lighting, power points with space for one further car.

ESTABLISHED REAR GARDENS

Extremely private and approximately south facing with extensive lawns, deep stocked gravelled borders, paved patio, extensive raised decking/patio area, brick built barbeque and a combination of hedgerow and fencing to the side and rear boundaries, extensive lighting, cold water tap. 2 wooden garden sheds. The property enjoys views on to the edges of the High School playing fields to the rear with extensive established trees.

DIRECTIONS

From the centre of town at the High Bridge proceed along Church Street passing the Church and taking the second right hand turning into Stonegate. Proceed passing Spalding High School, then turning left at the crossroads into Matmore Gate. Proceed to the far end turning off to the left into the cul-de-sac known as Birch Grove and the property is situated on the left hand side.

AMENITIES

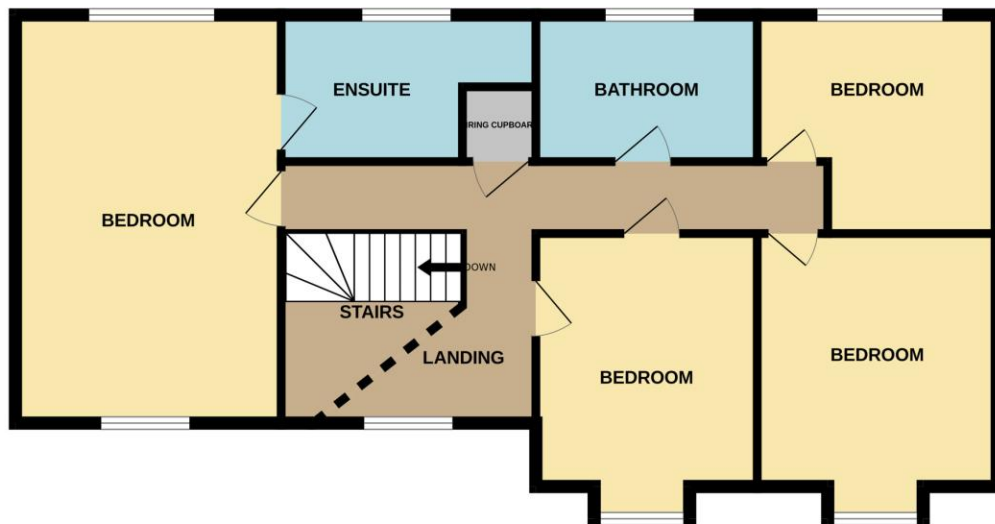
Along with Spalding High School and nearby primary and secondary schools, the Tesco Express Convenience Store is situated on the corner of Matmore Gate and Stonegate within easy walking distance of the property. The town centre is approximately 1 mile distant and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations (Peterborough 30 minutes by train). Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 operability or efficiency can be given.
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Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band E

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: S11199

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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