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12 Miles Bank, Spalding PE11 3EZ

Guide Price £415,000 Freehold

- No Chain
- 4 Bedrooms
- Beautifully Presented Gardens
- Prime Location
- Viewing Recommended

Superbly presented 4 bedroom detached house with double garage situated in a prime location. Accommodation comprising entrance hallway, lounge, dining room, conservatory, kitchen, utility room and cloakroom to the ground floor; 4 bedrooms (en-suite to the master) and family bathroom to the first floor. Extensive off-road parking, beautifully presented front and rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Lantern light, door bell, Georgian effect UPVC double glazed double doors with matching Georgian effect double glazed windows to both sides leading into:

ENTRANCE PORCH

2' 9" x 6' 7" (0.84m x 2.01m) Centre light point, wooden obscure glazed door into:

ENTRANCE HALLWAY

7' 0" x 14' 10" (2.15m x 4.53m) Coved and textured ceiling, centre light point, smoke alarm, alarm sensor, alarm controls, central heating controls, radiator, BT point, staircase rising to first floor, understairs storage cupboard, wooden glazed door into:

LOUNGE

13' 1" x 20' 4" (4.00m x 6.20m) Georgian effect UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, alarm sensor, 2 radiators, TV point, feature fireplace with marble insert and hearth with fitted coal effect gas fire, dimmer switch control, oak double doors leading into:



DINING ROOM

12' 9" x 11' 10" (3.90m x 3.62m) Glazed door into Kitchen, aluminium double glazed patio doors to the rear elevation leading into Conservatory. Coved and textured ceiling, centre light point, radiator, alarm sensor.

CONSERVATORY

10' 11" x 9' 7" (3.35m x 2.94m) Hexagonal shaped of dwarf brick wall and UPC construction, polycarbonate heat resistant roof, power points, TV point, telephone point, wooden glazed door into Kitchen.

KITCHEN BREAKFAST ROOM

9' 10" x 11' 10" (3.0m x 3.63m) Georgian effect UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, tiled flooring, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, further drawer unit, integrated electric oven, integrated Neff 4 ring gas hob, extractor hood over, door into Entrance Hall, wooden obscure glazed door into:

UTILITY ROOM

8' 8" x 9' 0" (2.65m x 2.75m) Georgian effect UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, obscure UPVC double glazed door to the side elevation, radiator, space for fridge freezer, plumbing and space for washing machine, fitted with a range of base units, plate unit, further storage cupboards, inset sink with mixer tap, door to WALK-IN LARDER with shelving. Door into:

CLOAKROOM

2' 11" x 5' 10" (0.9m x 1.79m) Georgian obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, part tiled walls, fitted with a two piece suite comprising low level WC, wash hand basin with taps and mirror and shelving over.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

9' 2" x 11' 5" (2.80m x 3.48m) Coved and textured ceiling, centre light point, smoke alarm, alarm control panels, access to loft space, storage cupboard off with shelving and housing hot water cylinder.

MASTER BEDROOM

13' 1" x 17' 11" (4.01m x 5.48m) Georgian effect UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture comprising 2 double wardrobes, 2 single wardrobes, built-in dressing table, 2 bedside cabinets with shelving and lighting. Door into:



EN-SUITE

5' 5" x 7' 0" (1.67m x 2.14m) Georgian effect UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, tiled floor, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, shaver point and medicine cabinet over, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2

12' 0" x 11' 11" (3.66m x 3.64m) Georgian effect UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom suite comprising 2 single wardrobes, over bed storage units, 2 bedside cabinets, built-in 2 single wardrobes, central 5 drawer dressing table with mirror with storage over.

BEDROOM 3

9' 3" x 14' 2" (2.82m x 4.34m) Georgian effect UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom units with 2 chests, 2 single wardrobes, over bed storage units.

BEDROOM 4

9' 1" x 10' 2" (2.77m x 3.11m) Coved and textured ceiling, centre light point, radiator, Georgian effect UPVC double glazed window to the rear elevation, fitted wardrobes into recess with hanging rail and shelving.

FAMILY BATHROOM

8' 1" x 8' 5" (2.47m x 2.57m) Georgian effect obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, fully tiled shower enclosure with fitted thermostatic shower over.

EXTERIOR

Hedged boundaries to the front. The front garden is mainly laid to lawn with a wide range of shrub and tree borders. Blocked paved driveway with turning bay. Extensive lighting.

GARAGE NO. 1

17' 1" x 9' 1" (5.21m x 2.77m) Electric garage doors, coved and textured ceiling, access to loft space, strip light, electric consumer unit, wall mounted Worcester gas boiler, opening into



GARAGE NO. 2

8' 7" x 17' 7" (2.63m x 5.37m) Electric garage door, coved and textured ceiling, centre strip light, work bench, power points.

REAR GARDEN

Patio area with cold water tap, the rear garden is mainly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevations. Power socket, glasshouse.

DIRECTIONS

Leave Spalding along Pinchbeck Road. At the third set of traffic lights turn left into Woolram Wygate, proceed over the level crossing and take the second right into Lilburn Drive, fourth right into Chaldean Way and then first right into Miles Bank.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and educational 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's Kings Cross minimum journey time 50 minutes.





GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.4 sq.m.) approx.

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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX

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: S11203

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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