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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Monks House Court, Spalding PE11 3YS

Guide Price £495,000 Freehold

NO ONWARD CHAIN

- 4 Double Bedrooms
- **16 Solar Panels**, generating income from OWNED Panels until June 2035 (subject to annual increases).
- Generous Sized Gardens
- Popular Location
- Superbly Presented

Immaculately presented and tastefully updated modern stone property on the western outskirts of Spalding. Generous sized established gardens, driveway and double garage. Superbly presented throughout with large reception hall, lounge, dining room, refitted kitchen diner, conservatory (with new roof), study, utility room, cloakroom and pantry to the ground floor; 4 double bedrooms (refitted en-suite to the master) and refitted family bathroom to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with polycarbonate roof with centre light point and power socket and leading through composite leaded obscure double glazed door into:

ENTRANCE HALLWAY

Tiled flooring, double radiator, staircase rising to first floor, centre light point, smoke alarm, alarm sensors, alarm control panel, central heating controls, glazed walnut door into:

STUDY

9' 10" x 9' 6" (3.01m x 2.92m) Skimmed and coved ceiling, centre light point, double radiator, fitted desk with 2 drawer units and swivel chair, display cabinet and further storage, glazed cabinet.



From the Entrance Hallway a glazed walnut door leading into:

LOUNGE

14' 3" x 18' 10" (4.36m x 5.76m) Skimmed and coved ceiling, ornamental beams, range of recessed ceiling lights, feature fireplace with oak mantle and Yorkstone fireplace with tiled hearth and fitted multi fuel burner, 2 TV points, 2 double radiators.

From the Entrance Hallway an archway leads into:

LOBBY AREA

Coat rail, and leading to an solid walnut door into:



CLOAKROOM

Skimmed and coved ceiling, centre light point, extractor fan, tiled flooring, stainless steel heated towel rail. Fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap.

From the Entrance Hallway double walnut doors with glazed panels into:

FORMAL DINING ROOM

15' 6" x 11' 4" (4.73m x 3.47m) Skimmed and coved ceiling, 2 centre light points, stripped polished floorboards, double radiator, TV point, window to the rear elevation, UPVC French doors leading into:



CONSERVATORY

11' 10" x 11' 0" (3.63m x 3.37m) maximum. Dwarf stone walls with stone sills, UPVC windows with opening upper lights, original polycarbonate roof has been insulated and finished with UPVC shiplap, ceramic tiled floors, double radiator, UPVC French doors opening on to the exterior.

From the Entrance Hallway a glazed walnut door leading into:

KITCHEN DINER

15' 7" x 13' 10" (4.76m x 4.23m) Tiled flooring, UPVC French doors, UPVC side window, double radiator, TV point, telephone point, skimmed ceiling with range of recessed ceiling lights, recently fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a half bowl sink with mixer tap, cupboard housing wall mounted Worcester boiler, integrated AEG dishwasher, AEG fridge freezer, AEG Competence stainless steel double fan assisted electric oven, built-in AEG 5 ring gas hob, Rangemaster extractor hood over, glazed display cabinets, concealed electric consumer unit and solar panel unit.



WALK-IN PANTRY

6' 4" x 2' 7" (1.95m x 0.8m) Tiled flooring, fitted shelves, ceiling light, obscure glazed UPVC window.

From the Kitchen Diner a door leads into:

UTILITY ROOM

10' 1" x 5' 3" (3.09m x 1.61m) Skimmed and coved ceiling, centre light point, tiled flooring, coat rail, fitted with a wide range of base units, tall boy unit, inset circular sink with mixer tap, plumbing and space for washing machine, space for tumble dryer.





From the Entrance Hallway the staircase rises to:

GALLERIED FIRST FLOOR LANDING

Coved and textured ceiling, centre light point, smoke alarm, storage cupboard off with slatted shelving, doors arranged off to:

MASTER SUITE

19' 2" x 13' 10" (5.86m x 4.23m) Skimmed and coved ceiling, centre light point, double radiator, fitted bedroom furniture comprising 3 double wardrobes, 3 drawer chest, dressing table, 2 bedside cabinets.

EN-SUITE SHOWER ROOM

10' 7" x 5' 2" (3.25m x 1.60m) Recently refitted. Skimmed and coved ceiling, inset LED lighting, fully tiled walls, storage cupboard off with shelving, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and illuminated mirror and shaver point over, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2

15' 0" x 10' 5" (4.58m x 3.19m) Skimmed and coved ceiling, centre light point, double radiator, TV point, dual aspect with windows to the rear and side elevations, coved cornice, door into walk-in wardrobe with hanging rail and shelving.



BEDROOM 3

11' 6" x 10' 5" (3.51m x 3.19m) Skimmed and coved ceiling, centre light point, double radiator, 2 freestanding 2 drawer bedside cabinets, dressing table with 3 drawer units either side, walk-in wardrobe with hanging rail and shelving.

BEDROOM 4

9' 10" x 9' 10" (3.02m x 3.01m) Skimmed and coved ceiling, centre light point, storage cupboard off with hanging rail and shelving, double radiator.



FAMILY BATHROOM

Recently refitted. Skimmed and coved ceiling, centre light point, extractor fan, stainless steel heated towel rail, fully tiled walls, plank effect laminate flooring, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, illuminated wall mirror and shaver point over, fully tiled shower enclosure with fitted thermostatic shower over. Access into loft space. Storage cupboard off with shelving.

EXTERIOR

The property occupies a generous sized plot with established gardens predominantly to the west facing side of the property. Double five bar farm style gates open on to an extensive gravelled driveway and turning area with access to:





DETACHED DOUBLE GARAGE

17' 0" x 17' 0" (5.2m x 5.2m) Stone and breeze block construction with concrete floor, power and lighting, side personnel door, electronically operated up and over door, cold water tap.

Established gardens predominantly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries. The rear garden is designed for ease of maintenance with patio areas, shrub borders, external lighting, wooden garden shed, water butt.

To the side of the property it is laid to gravel with wood storage unit and there is an opening leading into rear garden.

AGENTS NOTE

16 solar panels were installed in 2015 generating an income until June 2035 (subject to annual increases).

DIRECTIONS

From Spalding proceed in a westerly direction along Winover Road continue into Bourne Road and proceed to the Monks House traffic lights turning right at the crossroads into Monks house Lane and then first right into Monks House Court where upon the property is the first on the left hand side.

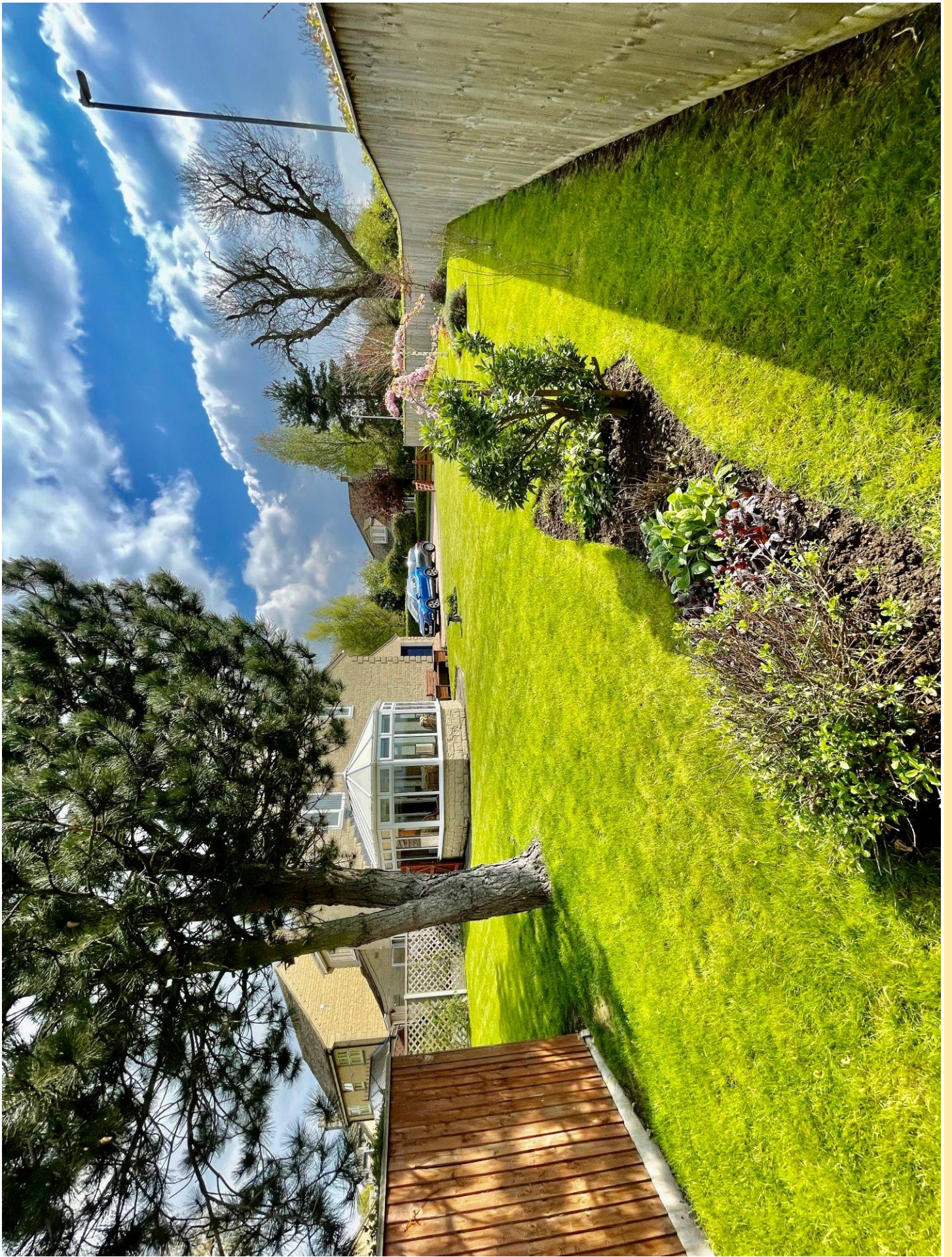
AMENITIES

Local primary schools, playing field, butchers shop, doctors surgery, dental practice and general stores are all within easy walking distance. The town centre is just over a mile distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The property is conveniently situated for onwards access to Peterborough (18 miles) which has direct access on to the A1 for all routes north and south and a fast train link with London's Kings Cross on the East Coast main line minimum journey time 48 minutes.

SERVICES

Mains water, electricity and drainage. Gas central heating with new radiators fitted.







1ST FLOOR



GROUND FLOOR

Where every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as such for any purpose not intended. The services, systems and appliances shown hereon are not guaranteed to be in operation at the time of completion of this plan. Made with Metronix 2017

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S11206

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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