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17 Halmergate, Spalding PE11 2DS

£465,000 Freehold

- Prime Non-Estate Location in Spalding
- 4 Double Bedrooms
- Large Detached Garage
- Multiple Off Road Parking
- Viewing Recommended

Superbly presented individual dormer bungalow situated in the popular non-estate location of Halmergate and close to Spalding town centre. Established rear gardens, multiple off-road parking and large detached garage. Reception hall, sitting room, dining room, garden room, breakfast kitchen, rear entrance hall, cloakroom, 2 double bedrooms and bathroom to the ground floor; 2 double bedrooms and shower room to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Obscure leaded composite double glazed door with matching composite obscure leaded glazed panels to both sides leading into:

ENTRANCE PORCH

Skimmed ceiling, inset LED lighting, tiled flooring, fitted coat rail, obscure wooden glazed door with matching obscure glazed panels to both sides leading into:

RECEPTION HALL

Coved ceiling, 2 centre light points, double radiator, storage cupboard off housing electric consumer unit board, staircase rising to first floor landing, ceramic tiled flooring, oak door to:



LOUNGE

4.55m(14'11") x 6.18m(20'3") UPVC double glazed window to the front elevation, wooden glazed door to the side elevation with matching windows either side leading into Sun Room, double oak obscure glazed French doors leading into Dining Room, ceramic tiled flooring, double radiator, TV point, skimmed and coved ceiling, centre light point, 2 wall lights, double oak obscure glazed doors leading into:



SUN ROOM

14' 7" x 7' 6" (4.46m x 2.30m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to the front and to the side elevations, obscure UPVC double glazed door to the side elevation, skimmed and coved ceiling, inset LED lighting, double radiator.



DINING ROOM

4.70m(15'5") x 3.91m(12'10") UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation with matching UPVC double glazed windows to either side, double radiator, coved ceiling, centre light point, oak door into:



FITTED BREAKFAST KITCHEN

3.94m(12'11") x 3.86m(12'8") maximum. UPVC double glazed window to rear elevation, skimmed and coved ceiling with inset LED lighting and smoke alarm, ceramic tiled flooring, full length wall radiator, recently fitted kitchen with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset one and a half bowl stainless sink with mixer tap, pull out carousel fitted unit, integrated AEG dishwasher, integrated fridge/freezer, two AEG fitted stainless steel fan assisted ovens, fitted breakfast bar, under cabinet lighting, integrated ceramic hob with glass splash back, AEG stainless steel canopy extractor hood over. Door leading back into:

UTILITY ROOM

Obscured UPVC double glazed door to rear elevation, centre light point, smoke alarm, space for fridge/freezer, water softener, plumbing and space for automatic washing machine and tumble dryer, tiled ceramic flooring, door off leading into:



CLOAKROOM

Obscured UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, matching coordinating tiled flooring from Utility Room, fitted with a two piece suite comprising of low level WC, wash hand basin with mixer tap, tiled splash backs fitted into vanity unit with storage below, stainless steel heading towel rail, tiled floor.

MASTER BEDROOM

4.25m(13'11") x 3.65m(12'0") UPVC double glazed window to the rear and side elevations, centre light point, coved ceiling, single radiator, tiled ceramic flooring, fitted three door full length sliding wardrobes with hanging rail and shelving.



BEDROOM 2

3.92m(12'10") x 3.65m(12'0") UPVC double glazed window to the front elevation, obscure glazed porthole window to the side elevation, coved ceiling with centre light point, double radiator, telephone point, ceramic tiled flooring, full length 3 door sliding wardrobes with fitted shelving and hanging rails. **Currently used as a very smart Study.**

BATHROOM

3.30m(10'10") x 2.35m(7'9") Obscured UPVC double glazed window to the side elevation, coved ceiling with inset LED lighting, extractor fan, fully tiled walls, tiled floor, full length stainless steel heated towel rail, fitted with a 4 piece suite comprising of panelled bath, low level WC, wash hand basin with mixer tap, glass mirror over with light, fitted into vanity unit with various storage cabinets below, fitted shower walk in enclosure with fitted thermostatic shower over, grab rail. Recently refitted.

FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, centre light point, smoke alarm, single radiator. Oak door off leading into storage cupboard housing Ideal gas boiler, lighting, shelving.

BEDROOM 3

4.32m(14'2") x 3.84m(12'7") UPVC double glazed window to the front elevation, coved ceiling, centre light point, single radiator, walk in wardrobe with coat rails. Oak door off leading into:

BEDROOM 4

3.28m(10'9") x 2.56m(8'5") UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point x 2, fitted laminated flooring, double radiator, further recess space as dressing room area (1.33m x 2.46m), space into loft storage.

SHOWER ROOM

6' 8" x 12' 2" (2.05m x 3.71m) UPVC double glazed Velux window to the side elevation, skimmed ceiling with inset LED lighting, built in expel air extractor fan, full length stainless steel heated towel rail, fitted with a three piece suite comprising of low level WC, double 'his and hers' sink with mixer taps, pull our storage drawers below, walk-in shower enclosure with rainfall shower and thermostatic shower fitted, oak effect laminated flooring.





EXTERIOR

There is a hedge to the front boundary with fence to the side. The front garden is laid to lawn with a wide range of mature shrub and tree borders. Ample tarmacadam parking area to the front continues to the side of the property where there is a well stocked flower border and driveway with access to:

LARGE DETACHED GARAGE

7.40m(24'3") x 3.65m(12'0") Brick and tiled construction with concrete floor, side and rear personnel doors, up and over door, power and lighting, electric roller remote control door.

ESTABLISHED REAR GARDEN

Extensive patio area, outdoor lighting, tap, garden is mainly laid to lawn with a wide range of mature shrub and tree borders, mature trees, glasshouse (included in sale).

AMENITIES

The centre of Spalding is within half a mile of the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.

DIRECTIONS

From the High Bridge in the centre of town, proceed along Church Street, veer left into Halmergate and the property is situated after a short distance on the left hand side before the turning into Cley Hall Drive.





GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1966 sq.ft. (182.7 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.
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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	60 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: S11217

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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