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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



149, Winsover Road, Spalding PE11 1HE

**£275,000 Freehold**

- 4 Bedrooms Master with Ensuite
- Family Bathroom
- Lounge
- Dining Room
- Kitchen/Breakfast Room

Superbly presented detached residence situated in a prime location close to the town centre. Accommodation comprising of Entrance Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Four Bedrooms (Master Ensuite), Family Bathroom. Multiple Off Road Parking, Single Garage, Low Maintenance Rear Gardens. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **DESCRIPTION**

The property is approached by a dwarf brick wall and block paved area. To the side is an extensive gravelled driveway providing multiple off road parking for vehicles leading up to the garage. Open porch with outdoor lighting, solid wooden obscure double glazed door to the side elevation, UPVC double glazed window to side elevation leading into:

#### **ENTRANCE HALLWAY**

8' 2" x 13' 9" (2.49m x 4.21m) With skimmed and coved ceiling, decorate ceiling rose, centre light point, smoke alarm, storage cupboard off housing electric consumer unit board, BT point, further under stairs storage cupboard with lighting and coat rails, double radiator, alarm controls, central heating thermostat. Solid wooden door off leading into:



### **LOUNGE**

17' 3" x 17' 5" (5.26m x 5.32m) With UPVC double glazed bay window to the front elevation, skimmed and coved ceiling with decorative ceiling rose, centre light point, double radiator x 2, TV point, feature wooden fire surround with wrought iron insert and tiles, slate hearth with open fire and grate.



### **RECEPTION ROOM 2/DINING ROOM**

11' 10" x 19' 1" (3.63m x 5.82m) With UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling with centre light point, double radiators x 2, feature wooden fire surround with wrought iron insert and tiles, slate hearth with open grate.



### **KITCHEN/BREAKFAST ROOM**

11' 11" x 18' 11" (3.65m x 5.78m) With UPVC double glazed French doors to the rear elevation, skimmed ceiling with inset LED lighting, double radiator, tiled flooring, UPVC double glazed window to front elevation, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs, insert one and a quarter bowl sink with mixer tap, integrated stainless steel four gas ring hob with stainless steel splash back, stainless steel canopy extractor hood over, integrated stainless steel fan assisted oven, box opening into:



### **UTILITY ROOM**

4' 5" x 10' 5" (1.36m x 3.18m) With 2 x UPVC double glazed windows to the side elevation, one with obscured glazing, one with plain glazing, coordinating tiled flooring throughout kitchen, utility and cloakroom, skimmed ceiling with centre light point, wall mounted Glow Worm energy gas combi boiler, fitted worktop with splash backs and shelving, plumbing and space for automatic washing machine and dishwasher, fridge space, single radiator, extractor fan. Solid wooden door off leading into:



### **CLOAKROOM**

3' 11" x 4' 9" (1.20m x 1.45m) With obscured UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, coordinating tiled flooring, single radiator, fitted with two piece suite comprising of low level WC, wash hand basin with fitted mixer tap, extractor fan.

### **FIRST FLOOR SPLIT LEVEL LANDING**

8' 10" x 23' 1" (2.71m x 7.06m) UPVC double glazed window to the side elevation, skimmed and coved ceiling with decorative ceiling rose and centre light point, smoke alarm, loft access. Solid wooden door off leading into:



### **MASTER BEDROOM**

11' 11" x 19' 6" (3.64m x 5.96m) With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with 2 x centre light points, single radiator.

### **MASTER ENSUITE**

5' 3" x 7' 2" (1.61m x 2.19m) With obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset LED lighting, tiled flooring, heated towel rail, fitted with a three piece suite comprising of low level WC, wash hand basin with mixer tap, tiled splash backs, shaver point, fully fitted shower enclosure with fitted marble effect contiboarding with fitted Mira thermostatic shower over, extractor fan. Sliding door cupboard with single radiator, alarm controls, slatted shelving.



### **BEDROOM 2**

12' 3" x 15' 6" (3.75m x 4.73m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, single radiator, TV point.

### **BEDROOM 3**

8' 5" x 15' 4" (2.57m x 4.69m) With UPVC double glazed window to the front and side elevations, skimmed and coved ceiling with centre light point, single radiator, BT point.



### **BEDROOM 4**

9' 2" x 11' 0" (2.80m x 3.36m) With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, single radiator.

### **FAMILY BATHROOM**

7' 8" x 9' 2" (2.35m x 2.80m) With obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset LED lighting, extractor fan, part tiled walls, shaver point, fitted heated towel rail, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, fitted roll top bath with claw feet, central telephone shower mixer tap.



### **OUTSIDE**

Privately enclosed rear gardens with extensive patio area, further lawned area with shrub borders, outdoor lighting.



### **GARAGE**

7' 6" x 17' 10" (2.30m x 5.45m) Accessed by double doors with obscured glazing. 2 x windows to rear elevation, wooden glazed stable door to side elevation, power and lighting, outdoor tap, separate electric consumer unit board, storage into eaves.

### **DIRECTIONS**

From Spalding proceed in a westerly direction along Winsover Road, over the level crossing and the property is situated on the left hand side.

### **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).







**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** C

**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: 12802-S8082**

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.

**ADDRESS**

R. Longstaff & Co.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766  
F: 01775 762289  
E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	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

