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18 The Chantry, Spalding PE11 3LF

For Sale: £254,995 Freehold

- Superbly Presented
- 3 Bedrooms
- Recently Re-fitted Kitchen
- Recently Re-Fitted Shower Room
- Must View to Appreciate

Superbly presented spacious detached residence situated in a prime location on the edge of Spalding with accommodation comprising Entrance Hallway, Lounge/Diner, Recently Refitted Kitchen/Breakfast Room, Walk in Pantry, Cloakroom, Utility Room, 3 Bedrooms, Recently Refitted Shower Room. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Gravelled driveway with paved pathways, leading into the side access gate into the rear garden. Extensive outdoor lighting, lawned area to the front with shrub borders, gated access to both sides, attached integral garage with up and over door

Open porch with outdoor lantern lighting leading to an obscured UPVC double glazed door to the front elevation with matching obscured full length panels to both side elevations leading into:

ENTRANCE HALLWAY

7' 1" x 15' 5" (2.16m x 4.70m) With textured and coved ceiling, centre light point, smoke alarm, single radiator, oak fitted laminated flooring, telephone point, stairs leading off the the first floor galleried landing, central heating thermostat.

LOUNGE/DINER

12' 1" x 14' 5" (3.69m x 4.40m) With UPVC double glazed bay window to the front elevation, textured and coved ceiling with centre light point, TV point x 2, double radiator, feature wooden fire surround with marble insert and hearth with fitted coal effect electric fire, box opening into dining room:



DINING ROOM

9' 10" x 12' 1" (3.01m x 3.70m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator.



KITCHEN/BREAKFAST ROOM

9' 2" x 12' 1" (2.81m x 3.69m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre spot light fitment, tiled flooring, single radiator, TV point, recently fitted kitchen with a wide range of base and eye level units with preparation surfaces over tiled splash backs, integrated pull out extractor hood, integrated Lamona ceramic hob, integrated Lamona stainless steel fan assisted oven, fridge space, insert one and a quarter bowl sink with mixer tap.



WALK IN LARDER

3' 8" x 4' 10" (1.12m x 1.49m) With coordinated tiling flooring running through from the kitchen, skimmed ceiling with centre light point, fitted with a range of shelving.

UNDERSTAIRS STORAGE CUPBOARD

With fitted coat rail and coordinated tiled flooring from kitchen.



INNER LOBBY

3' 9" x 9' 1" (1.15m x 2.79m) With skimmed ceiling with centre light point, smoke alarm, single radiator, tiled coordinating flooring matching from the kitchen, obscured UPVC double glazed door to the side elevation.

CLOAKROOM

4' 9" x 4' 9" (1.47m x 1.45m) With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, part wood panelling to the walls, fitted single radiator, recently re-fitted with a two piece suite comprising low level WC, pedestal wash and basin.



UTILITY ROOM

4' 9" x 8' 6" (1.46m x 2.61m) With UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, part tiled walls, matching tiled coordinating flooring matching throughout, plumbing and space for washing machine, space for tumble dryer, fitted worktops with tiled splash backs, central heating controls, further space for fridge and freezer.

FIRST FLOOR GALLERIED LANDING

7' 3" x 11' 8" (2.23m x 3.57m) With textured and coved ceiling, centre light point, loft access, UPVC double glazed window to the side elevation, storage cupboard off housing hot water cylinder with slatted shelving.

MASTER BEDROOM

11' 4" x 14' 11" (3.47m x 4.55m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, free standing 4 door wardrobe (included in sale), TV point.



BEDROOM 2

11' 4" x 10' 5" (3.47m x 3.20m) With UPVC double glazed window to the rear elevation, textured and covered ceiling with centre light point, single radiator, fitted 3 door wardrobe with central glass door with hanging rail and shelving.

BEDROOM 3

7' 10" x 9' 10" (2.40m x 3.00m) With UPVC double glazed window to the front elevation, textured and covered ceiling with centre light point, single radiator.

SHOWER ROOM

5' 5" x 7' 8" (1.67m x 2.35m) Recently refitted. With obscured UPVC double glazed window to the rear elevation, textured ceiling with centre light point, tiled flooring, fully tiled walls, single radiator, fitted with a 3 piece suite comprising low level WC, pedestal wash hand basin, walk in shower enclosure with fitted Mira shower over with rainfall shower and further shower attachment tap.

GARAGE

8' 9" x 17' 0" (2.68m x 5.20m) With skimmed ceiling, centre light point, loft access into further storage area, power and lighting, wall mounted Worcester boiler, electric consumer unit, to the rear of the garage there is a work bench area with fitted cupboards.

OUTSIDE

Via side access gate leading into paved pathways, outdoor tap and lighting, leading into the rear garden with shrub borders, round patio area, further gravelled area, directly to the rear there is a further lawned area with a wide range of mature shrub and tree borders, leading to the side garden with extensive patio area, extensive further lawned area with shrub borders, fenced boundaries to the front, side and rear elevations. Wooden summer house included in sale.





DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, go over the railway crossing and continue until reaching traffic lights at the crossroads. Turn right into Monks House Lane, continue along to the first mini roundabout and turn right into Meadway, follow the road round and take second left hand turning into The Chantry, the property is directly ahead at the bottom of the cul-de-sac.

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).





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



TENURE Freehold

SERVICES All Mains

COUNCIL TAX

Band 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: 15976

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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix 02018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

