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'Leathercote Lodge', 1 Westbourne Gardens, Spalding PE11 2RF

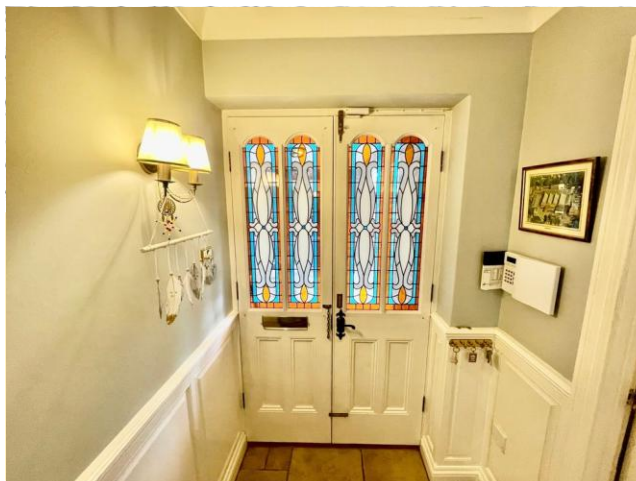
Offers in Excess of £575,000 Freehold

- Former Soames Brewery Property
- Located Close to Spalding Town Centre
- Private Cul-de-sac Location off Cowbit Road
- Exceptional Quality and Includes Annexe
- Roof Terrace to Rear

Former Soames Brewery converted to a unique residence property with further Annexe (Bugg Cottage). Located in the private cul-de-sac of Westbourne Gardens, therefore close to the town centre and riverside setting. 4 bedrooms in main property and additional bedroom in Annexe. 4 Reception Rooms, balconied landing leading to Roof Terrace. Private walled gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with textured ceiling and ceiling light point, wooden glazed door to Annexe and double wooden leaded glazed doors into:

ENTRANCE HALLWAY

10' 1" x 16' 4" (3.09m x 5.0m) Coved and textured ceiling, smoke alarm, 2 double wall lights, fitted glazed stable door leading to garden, part wood panelling, radiator with cover, flagstone tiled flooring, glazed door into:

OPEN PLAN KITCHEN DINING AREA

21' 9" x 16' 3" (6.64m x 4.97m) Glazed door leading into Lounge, glazed window to the side elevation, elevated ceiling with UPVC double glazing to all elevations with 2 drop lights, tiled flooring, electric blinds, double radiator, fitted with a wide range of base, eye level and drawer units, central island, granite worktops, inset one and a quarter bowl sink with



mixer tap, granite splashbacks, plumbing and space for washing machine, space for American fridge freezer, AEG electric Rangemaster, built-in carousel cupboard, solid wooden door leading into Double Garage.

From the Entrance Hallway door into:

UTILITY ROOM

4' 11" x 8' 2" (1.50m x 2.49m) Obscure porthole window to the front elevation, coved and textured ceiling, centre light point, fitted with a range of base and eye level units, inset stainless steel sink with taps, plumbing and space for washing machine, tiled flooring.

Cupboard housing electric consumer unit board, Ideal gas boiler and water softener.

From the Entrance Hallway a door leads into:

CLOAKROOM

4' 7" x 4' 9" (1.41m x 1.46m) Obscure glazed porthole window to the front elevation, coved and textured ceiling, centre light point, extractor fan, tiled wood effect flooring, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with taps and tiled splashbacks.

From the Entrance Hallway a glazed door with matching glazed panel to the side leading into:

LOUNGE

17' 3" x 20' 5" (5.27m x 6.23m) Double glazed sash window to the front elevation, double wooden glazed doors to the side elevation, glazed door leading into Kitchen Diner, radiator with radiator cover, TV point, telephone point, 2 radiators, inglenook fireplace with oak mantle and tiled hearth with fitted multi fuel burner, sloping beamed textured ceiling, centre light point, staircase rising to first floor. Step down into:

FORMAL DINING ROOM

9' 9" x 13' 9" (2.99m x 4.2m) 2 glazed windows to the side elevation, coved and textured ceiling, centre light point, 2 radiators with covers, feature brick fireplace. Glazed door into:

ORANGERY

14' 1" x 18' 5" (4.3m x 5.63m) Brick construction with vaulted glazed roof, glazed windows to the front elevation, glazed French doors to the front elevation, radiator with cover, 4 wall lights, centre fan light, Karndean flooring, opening into:

SNUG

14' 9" x 14' 1" (4.50m x 4.30m) Glazed window to the front elevation, skimmed and coved ceiling, decorative ceiling rose, 3 wall lights, 2 TV points, radiator with cover.

From the Lounge the staircase rises to:

GALLERIED LANDING

5' 6" x 34' 7" (1.70m x 10.56m) 2 double glazed sash windows to the side elevation, 2 double French doors to the side elevation, coved and textured ceiling, inset downlights, double radiator, 2 single radiators, telephone point, access to loft access, smoke alarm, storage cupboard housing hot water cylinder with slatted shelving. Door into:





MASTER BEDROOM

11' 4" x 16' 6" (3.46m x 5.04m) Double glazed sash windows to the side elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture comprising 2 double wardrobes, 3 single wardrobes, built-in dressing table with drawer, 2 bedside cabinets.

WALK-IN DRESSING ROOM

5' 0" x 6' 8" (1.53m x 2.05m) Coved and textured ceiling, centre light point, access to loft space, shelving and fitted rails.

EN-SUITE

4' 11" x 6' 6" (1.51m x 2.0m) Obscure double glazed sash window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, heated towel rail, fully tiled walls, tiled floor, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, shower enclosure fitted into recess with glazed doors (0.7m x 1.57m) fully tiled and fitted with a thermostatic shower.

BEDROOM 2

13' 7" x 11' 10" (4.15m x 3.62m) Double glazed sash window to the side elevation, double glazed French doors to the side elevation, oak effect laminate flooring, TV point, fitted bedroom furniture comprising 2 chests, 4 door cupboards, built-in 4 door sliding wardrobes (depth 0.65m).

BEDROOM 3

9' 11" x 15' 11" (3.03m x 4.87m) Sash double glazed window to the side and front elevations, coved and textured ceiling, 2 centre light points, TV point, double radiator.

BEDROOM 4

8' 11" x 13' 0" (2.74m x 3.98m) Double glazed sash window to the front elevation, textured ceiling, centre spotlight fitting, fitted oak effect laminate flooring.

FAMILY BATHROOM

6' 1" x 11' 1" (1.87m x 3.40m) Obscure double glazed sash window to the front elevation, skimmed and coved ceiling, centre light point, fully tiled walls, tiled flooring, 2 wall lights, extractor fan, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage drawers below, 'P' shaped bath with mixer tap, shower attachment tap and fitted thermostatic shower over.

ANNEXE

From the Entrance Porch a wood glazed door leads into:

OPEN PLAN LOUNGE KITCHEN DINER

20' 5" x 19' 1" (6.23m x 5.82m)

DINING AREA

Arched glazed window to the front elevation, skimmed ceiling, inset LED lighting, TV point, ornamental beam, leading into:



KITCHEN AREA

2 electric wall heaters, fitted with a wide range of base, eye level and drawer units, work surfaces over, inset stainless steel sink with mixer tap, Zanussi ceramic hob, stainless steel Zanussi fan assisted oven, integrated fridge freezer, arched window to the side elevation, feature window to the rear elevation with ornate glazing, further window with arch and obscure glazing to the vaulted ceiling which also has LED lighting.

From the Lounge area wooden latch door leading into:

SHOWER ROOM

6' 9" x 6' 2" (2.08m x 1.90m) Arched obscure glazed window, skimmed ceiling, centre light point, extractor fan, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, walk-in shower cubicle with fitted thermostatic shower over, wall mirror, storage cupboard off housing hot water cylinder.

From the Kitchen area access to:

MEZZANINE BEDROOM

10' 1" x 11' 9" (3.09m x 3.59m) With loft access, recessed LED lighting, laminate flooring, electric storage heater, fitted cupboards in recess.

EXTERIOR

Wrought iron double gated access leading on to block paved driveway. Wrought iron gated access with brick wall and railings to the side elevation with gravelled courtyard area with seating with a wide range of mature shrub and tree borders. Electric power socket.

REAR GARDEN

The garden is mainly laid to lawn with gravelled borders and patio areas, wooden summerhouse, cold water tap, extensive lighting.

DIRECTIONS

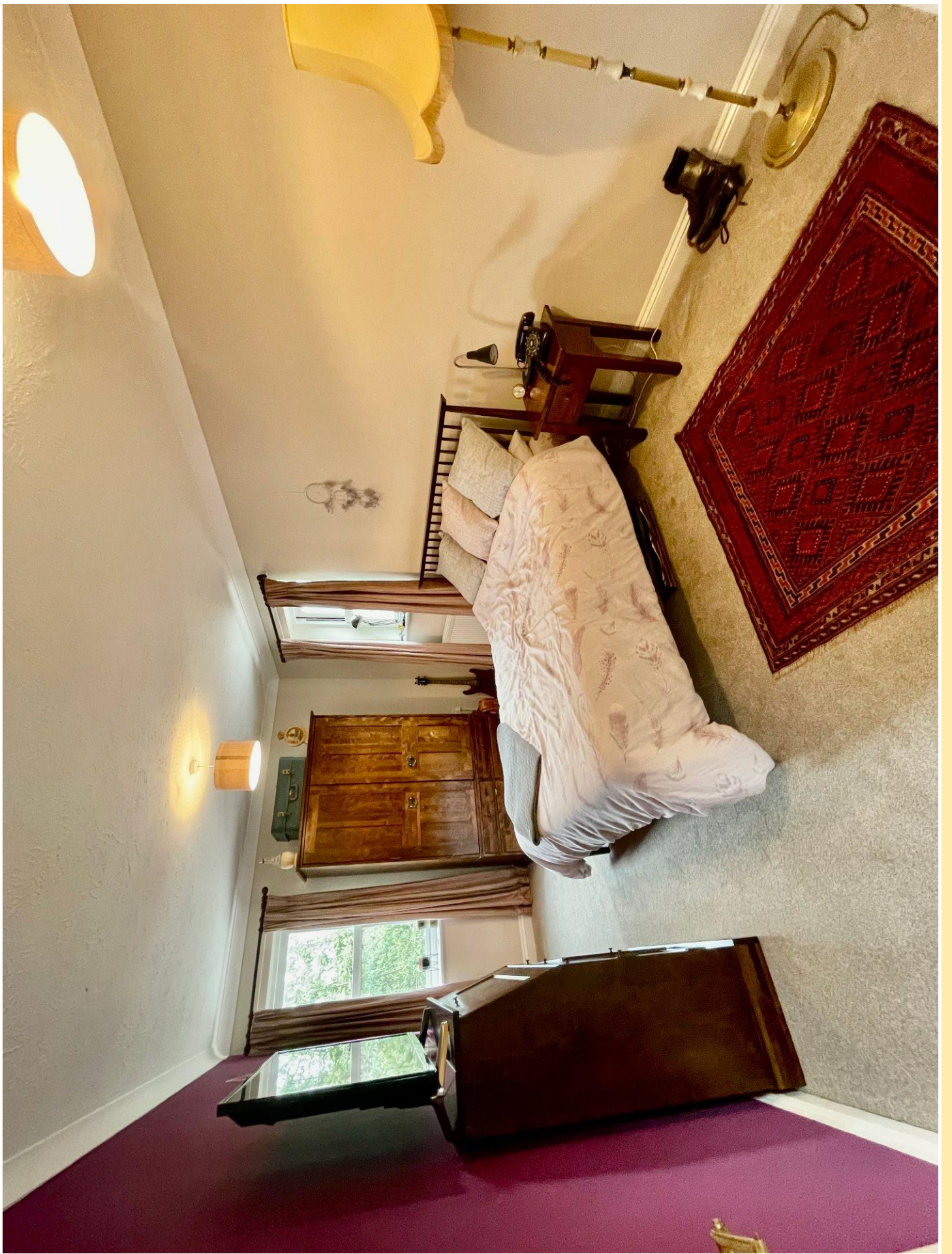
From the centre of town at the High Bridge proceed into Cowbit Road passing the turning into Love Lane and then take a left hand turning into Westbourne Gardens. The property will be identified by our For Sale Board.

AMENITIES

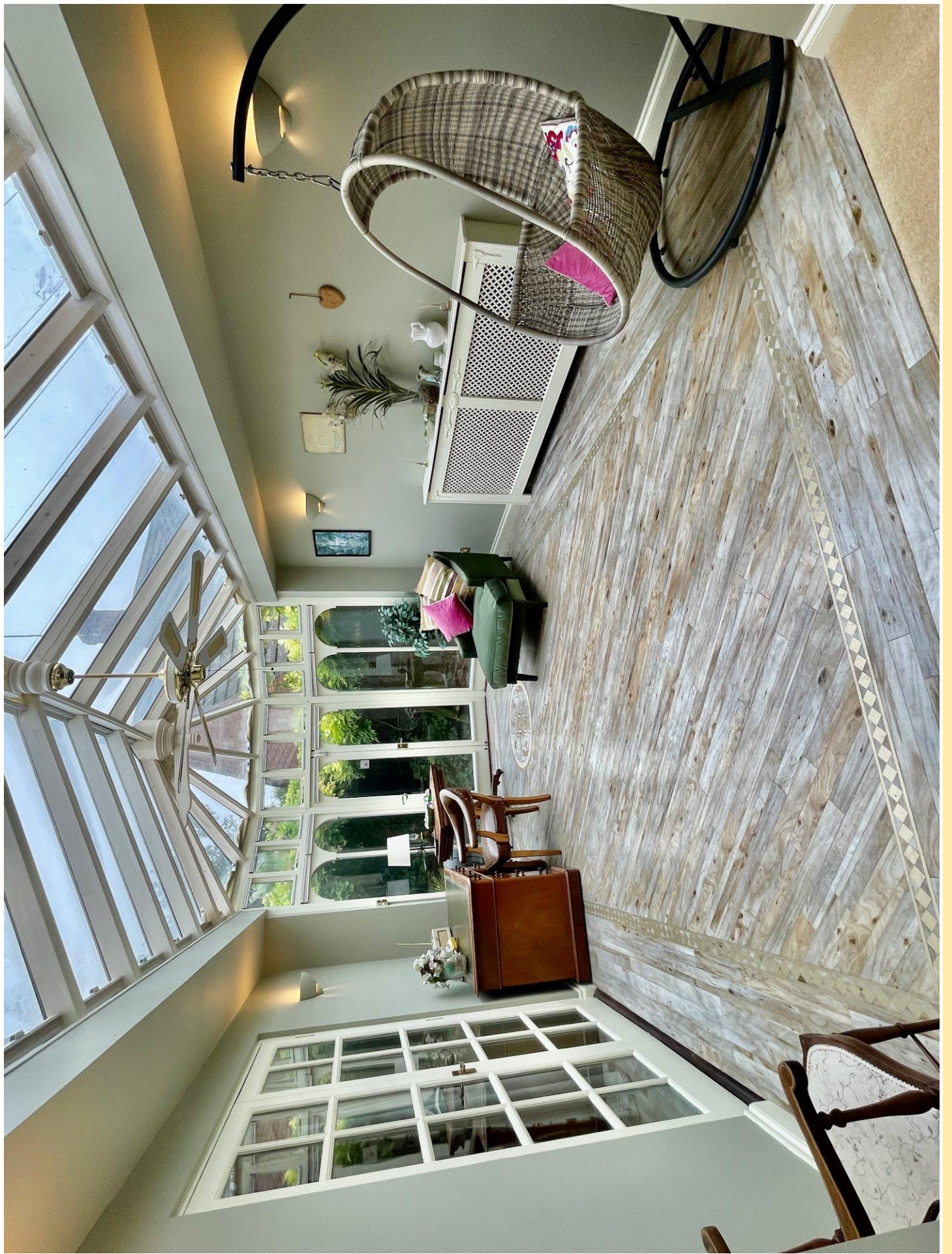
The thriving Georgian market town of Spalding has population of approximately 29,000 inhabitants. The town has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.





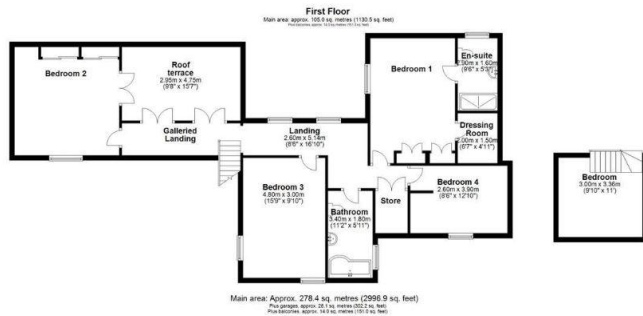
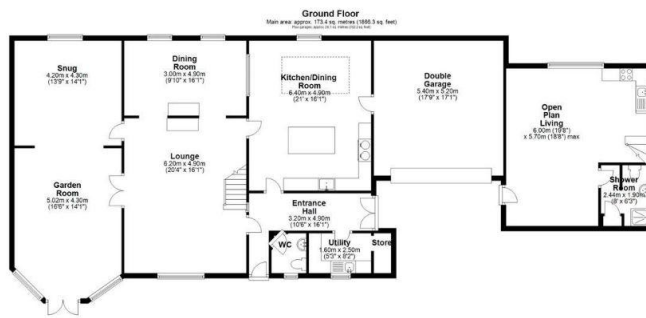












TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band F

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

