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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Monks Walk, Spalding PE11 3LG

GUIDE PRICE - £255,000 Freehold

- Prime Location
- 3 Bedrooms
- UPVC Double Glazed Throughout
- Gas Central Heating
- Large Rear Garden

Well presented 3 bedroom detached house situated in a prime location. Accommodation comprising entrance hallway, lounge diner, kitchen breakfast room, utility room and cloakroom to the ground floor; 3 bedrooms and family bathroom. Front and rear gardens, integral garage. Must view to appreciate!

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ACCOMMODATION

Open canopy porch with lighting and an obscure UPVC double glazed door with matching obscure UPVC double glazed panels to both side elevations leading into:

ENTRANCE HALLWAY

6' 11" x 15' 3" (2.12m x 4.65m) Coved and textured ceiling, centre light point, radiator, BT point, central heating thermostat, staircase rising to first floor, door to:

LOUNGE DINER

LOUNGE AREA

12' 0" x 18' 2" (3.66m x 5.55m) Georgian effect UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, square arch into:

DINING AREA

9' 8" x 12' 1" (2.97m x 3.70m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM

9' 2" x 12' 2" (2.80m x 3.72m) UPVC double glazed window to the rear elevation,





coved and textured ceiling, centre light point, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, insets stainless steel sink with mixer tap, space for slot-in electric cooker, under stairs storage cupboard with coat rail. Pantry with lighting and shelving. Glazed door into:

INNER HALLWAY

3' 6" x 8' 7" (1.09m x 2.63m) Skimmed ceiling, centre light point, radiator, UPVC obscure double glazed door leading to the side of the property, door into:

UTILITY ROOM

4' 11" x 8' 7" (1.50m x 2.64m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, part tiled walls, plumbing and space for washing machine, space for fridge freezer, door into:

CLOAKROOM

4' 10" x 4' 9" (1.48m x 1.47m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, part tiled walls, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

8' 4" x 11' 5" (2.55m x 3.50m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, storage cupboard off with slatted shelving and radiator.

MASTER BEDROOM

11' 4" x 14' 8" (3.47m x 4.49m) Georgian style UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

11' 4" x 12' 2" (3.47m x 3.71m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3

7' 8" x 9' 7" (2.36m x 2.94m) Georgian style UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

5' 7" x 7' 7" (1.71m x 2.32m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, fully tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap with further shower attachment tap.

EXTERIOR

The front garden is lawned with a gravelled driveway providing multiple off-road parking.

INTEGRAL GARAGE

8' 10" x 17' 2" (2.7m x 5.24m) Up and over door, skimmed ceiling, light point, loft access into further storage, power points, electric consumer unit board, wall mounted gas combination boiler.

Access gate to the left hand side of the property with paved pathways, outdoor tap, into:

REAR GARDEN

Extensive patio area, wooden summerhouse, predominantly laid to lawn with a wide range of mature shrub and tree borders.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road continue into Boume Road and proceed to the Monks House traffic lights turning right at the crossroads into Monks house Lane proceed down to the roundabout taking a right hand turning into Meadway, then a right hand turning into Monks Walk where the property is located.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band C

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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Total floor area 123.7 sq.m. (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

