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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Ambleside Drive, Spalding PE11 1JU

GUIDE PRICE - £349,995 Freehold

- 4 Bedrooms
- Lounge and Separate Dining Room
- Generous Sized Gardens
- Gas Central Heating
- Viewing Recommended

Superbly presented spacious detached family house in popular location convenient for local schools and the town centre. Generous sized established private gardens, extensive driveway, further gated parking area and garage. Must be viewed to be appreciated.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door with obscure glazed side panel to:

RECEPTION HALL

16' 3" x 3' 6" (4.96m x 1.09m) minimum Fitted carpet, ceiling light, door bell chime, radiator, under stairs store cupboard, staircase off, multi pane glazed door to:

LOUNGE

21' 7" x 15' 0" (6.59m x 4.58m) Narrowing to 3.58m (11'8"), chimney breast with coal effect gas fire and point and decorative surround, dado rail, coved cornice, 3 wall lights, 2 radiators, UPVC glazed French doors with similar side panels to the rear opening on to the garden, front box bay window with display sill.

DINING ROOM

10' 1" x 11' 8" (3.08m x 3.57m) Window to the front elevation, coved cornice, ceiling light, radiator.

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin,



half tiled walls, tiled floor, radiator, ceiling light, obscure glazed UPVC window.

BREAKFAST KITCHEN

10' 1" x 9' 5" (3.09m x 2.88m) Ceramic floor tiles, window to the rear elevation, range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with AEG induction hob, multi speed canopy style cooker hood, Hot Point electric oven, single drainer stainless steel sink unit, tiled splashbacks, eye level wall cupboards, coved and textured ceiling, 4 eye ball style ceiling lights, telescopic towel rail, radiator, integrated refrigerator, half glazed door to:

UTILITY ROOM

9' 6" x 7' 4" (2.92m x 2.25m) Ceramic floor tiles, cupboards matching those in the Kitchen comprising base cupboards and drawers, worktops, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine, tumble dryer and further appliance space, cupboard housing the gas fired central heating boiler, obscure glazed UPVC window to the side elevation, radiator, half glazed rear entrance door.

From the main Reception Hall the carpeted staircase rises to:

GALLERIED FIRST FLOOR LANDING

15' 1" x 9' 5" (4.61m x 1.97m) overall Window to the front elevation, dado rail, ceiling light, coved cornice, smoke alarm, radiator, access to loft space, doors arranged off to:

BEDROOM 1

11' 7" x 11' 9" (3.54m x 3.60m) measured to the back of the almost full width range of fitted wardrobes with sliding mirror doors, coved cornice, ceiling light with propeller style fan, radiator, window to the front elevation.

BEDROOM 2

11' 9" x 10' 1" (3.60m x 3.09m) Window to the front elevation, coved cornice, ceiling light.

BEDROOM 3

11' 7" x 9' 8" (3.54m x 2.97m) Window to the rear elevation, coved cornice, ceiling light, radiator, fitted double wardrobe with adjacent shelf.

BEDROOM 4

9' 6" x 7' 6" (2.91m x 2.29m) Coved and textured ceiling, ceiling light, radiator, window to the rear elevation.

BATHROOM

6' 4" x 9' 6" (1.94m x 2.90m) maximum including independent shower cabinet with fitted shower and built-in Airing Cupboard housing the hot water cylinder with slatted shelving. Half tiled walls, freestanding roll topped bath with ball and claw feet and hot and cold taps, low level WC, pedestal wash hand basin, vertical radiator/towel rail, obscure glazed UPVC window, coved and textured ceiling, 2 recessed ceiling lights.

EXTERIOR

To the front of the property there is a neat lawn and a block paved driveway providing multiple parking and in turn giving access to:

ATTACHED SINGLE GARAGE

17' 8" x 10' 2" (5.4m x 3.1m) Up and over door, side window, concrete floor, power and lighting.

To the side of the Garage there is a pair of wrought iron gates set between twin brick gate posts with a 2.45m wide opening leading on to a further concrete hard standing potentially for a caravan, trailer or the like. Adjacent to this is a pedestrian hand gate and at the rear of the concrete hard standing a useful garden shed.

ENCLOSED REAR GARDENS

Delightfully landscaped with shaped lawns, stepping stone pathway, modern shaped decking a rear, stocked borders, kidney shaped ornamental fishpond with water feature and conifer





TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX BAND
Band D

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		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		