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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7, The Chantry, Spalding PE11 3LF

GUIDE PRICE - £264,950 Freehold

- Ideal Family House
- No Chain
- Conservatory
- Popular Location
- Viewing Recommended

Well presented detached 3 bedroom family house in popular low density residential location convenient for local schools and the town.

Established gardens, driveway, garage, gas central heating, UPVC windows, entrance hall, lounge, dining room, conservatory, breakfast/kitchen, pantry, utility room, cloakroom to ground floor; 3 bedrooms and shower room to the first floor. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Part obscure glazed UPVC front entrance door to:

RECEPTION HALL: 15' 9" x 6' 11" (4.82m x 2.13m) Coved and textured ceiling, ceiling light, radiator, telephone point, staircase off, multi pane obscure glazed panel door to:

LOUNGE: 12' 5" x 17' 0" (3.80m x 5.20m) (max) measured into the UPVC walk in bay window to the front elevation. Decorative fire surround with coal effect gas fire and point, coved and textured ceilings, ceiling light, radiator, glazed double doors to:

DINING ROOM: 13' 2" x 9' 8" (4.02m x 2.97m) Coved and textured ceilings, ceiling light, radiator, glazed double doors to:

CONSERVATORY: 9' 4" x 9' 6" (2.87m x 2.90m) Dwarf brick and UPVC construction with UPVC glazed French doors, radiator, two wall lights, mono-pitched polycarbonate roof.

BREAKFAST/KITCHEN: 9' 2" x 12' 2" (2.80m x 3.71m) (max) Range of fitted units comprising base cupboards and drawers, roll edge worktops, tiled splash backs, single drainers stainless steel sink unit, gas



and electric cooker points, plumbing and space for dishwasher, UPVC window to the rear elevation, vinyl floor covering, fluorescent strip light, coved and textured ceiling, under stairs store cupboard, walk in shelved pantry with ceiling light.

REAR ENTRANCE HALL: 9' 6" x 3' 5" (2.90m x 1.06m) Half glazed UPVC external entrance door, radiator, ceiling light, door to:

UTILITY ROOM: 8' 7" x 5' 1" (2.63m x 1.55m) UPVC side window, half tiled walls, plumbing and space for washing machine, further appliance space, ceiling light.

CLOAKROOM: 4' 11" x 4' 10" (1.52m x 1.48m) Half tiled walls, fitted two piece suite comprising low level WC and bracket hand basin, ceiling light, obscure glazed UPVC window, radiator. From the reception hall the staircase rises to:

FIRST FLOOR LANDING: UPVC side window, coved and textured ceiling, ceiling light, access to loft space, airing cupboard housing hot water cylinder, doors arranged off to:

BEDROOM 1: 14' 8" x 11' 4" (4.48m x 3.46m) UPVC window to front elevation, coved and textured ceiling, ceiling light, radiator, range of recessed wardrobes with sliding mirror doors (included within the measurement).

BEDROOM 2: 12' 3" x 11' 5" (3.74m x 3.50m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3: 9' 7" x 7' 8" (2.93m x 2.35m) Coved and textured ceiling, ceiling light, radiator.

SHOWER ROOM: 7' 7" x 5' 11" (2.32m x 1.81m) Double sized walk in shower cabinet with fitted shower, pedestal wash hand basin, low level WC, fully tiled walls, radiator, obscure glazed UPVC window, ceiling light.

EXTERIOR: The front of the property overlooks a pleasant green area. Lawned open plan frontage with stocked rose border and block paved driveway leading to:

ATTACHED GARAGE: 17' 2" x 8' 10" (5.25m x 2.70m) With remote control roller style door, power and lighting, loft space, gas fired central heating boiler, concrete floor. Externally mounted gas and electricity meters. Gated side entrance leading past the back door to the:

ESTABLISHED REAR GARDENS: Almost triangular shaped with extensive paved patio, neat lawn with stocked borders, further corner patio area, two garden sheds, two water butts, close boarded timber fencing to the rear boundary.

DIRECTIONS: From Spalding proceed in a westerly direction along the Winsover Road, over the level crossing and continue into Bourne Road up to the traffic lights turning right at the cross roads into Monks House Lane. Continue past the park and onto the mini-roundabout turning right into Meadway then second left in to The Chantry where upon the property is situated on the left hand side.

Local primary schools within easy walking distance along with various shops and the town centre offering a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London King's Cross, minimum journey time, 46 minutes.





TENURE

Freehold

SERVICES

All Mains Services

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.

Ref: S11347

ADDRESS

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1ST FLOOR
174 sq ft (16.08 sq m) approx



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