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10 Matmore Gate, Spalding PE11 2PN

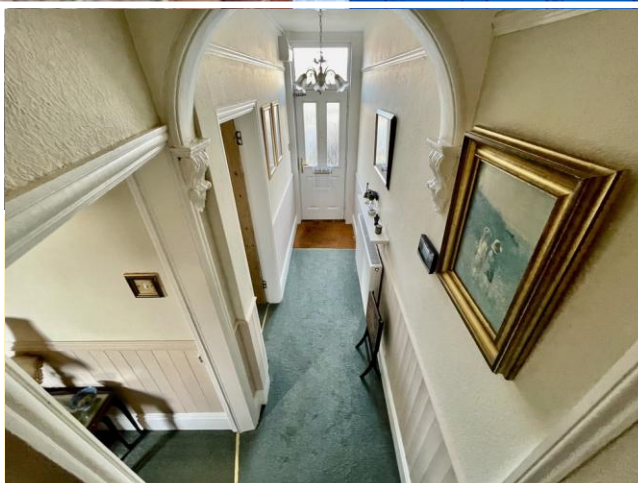
£289,995 Freehold

- Superbly Appointed Accommodation
- 3 Double Bedrooms
- Character Features
- Good Sized Low Maintenance Rear Garden
- Viewing Essential

Superbly presented detached residence situated in a prime location close to the town centre. Many original features. Entrance hallway, dining room, lounge, kitchen breakfast room, study, utility and cloakroom to the ground floor; 3 double bedrooms and four piece family bathroom to the first floor. Low maintenance gardens, off-road parking. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Lantern lighting, composite obscure double glazed door leading into:

ENTRANCE HALLWAY

3' 4" x 13' 10" (1.03m x 4.24m) Skimmed ceiling, centre light point, picture rail, part wood panelling to the walls, double radiator, smoke alarm, central heating thermostat (recently fitted) staircase rising to first floor, solid wooden door into:

DINING ROOM

13' 6" x 13' 0" (4.12m x 3.98m) UPVC double glazed bay window to the front elevation, skimmed ceiling, centre light point, picture rail,



part wood panelling to the walls, double radiator, feature fireplace with wooden surround, tiled hearth and wood stove fitted.

From the Entrance Hallway a solid wooden door into:

LOUNGE

11' 11" x 13' 10" (3.65m x 4.24m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, part wood panelling to the walls, double radiator, TV point, telephone point, feature oak fireplace with wrought iron tiled inserts and wrought iron open fire grate. Understairs storage cupboard with shelving.



KITCHEN BREAKFAST ROOM

10' 4" x 14' 2" (3.15m x 4.33m) 2 UPVC double glazed windows to the side elevation, textured ceiling, centre light point, quarry tiled original flooring, feature fireplace with fitted wood stove, radiator, original cupboards fitted into recess, fitted with a wide range of base units with solid wood block work surfaces over, inset enamel sink with mixer tap, Rangemaster 5 burner gas hob with electric oven, extractor hood over, space for fridge/freezer, further display cabinets, solid wooden door into:



STUDY

6' 2" x 10' 11" (1.90m x 3.33m) UPVC double glazed window to the side elevation, wooden double glazed door to the side elevation, part wood panelling to the walls, double radiator, vaulted roof with sky light, centre light point, door into:



CLOAKROOM

3' 6" x 4' 3" (1.09m x 1.32m) UPVC double glazed window to the side elevation, wall light, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

From the Study a door leads into:

UTILITY ROOM

4' 8" x 6' 2" (1.44m x 1.90m) Coved ceiling, centre strip light, solid wood worktop, plumbing and space for washing machine, space for tumble dryer and fridge freezer, fitted shelving.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

5' 8" x 11' 10" (1.74m x 3.63m) Skimmed ceiling, 2 centre light points, smoke alarm, access to loft space, fitted storage cupboard housing Vaillant gas boiler with shelving.





BEDROOM 1

10' 5" x 13' 11" (3.19m x 4.25m) 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, centre light point, double radiator.

BEDROOM 2

8' 3" x 10' 7" (2.53m x 3.24m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, picture rail, double radiator.

BEDROOM 3

9' 10" x 10' 8" (3.02m x 3.26m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, picture rail, double radiator, shelving, feature wrought iron fireplace.

FAMILY BATHROOM

11' 9" x 11' 5" (3.59m x 3.48m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, picture rail, feature wrought iron fireplace, double radiator, shelving, fitted with a four piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below, freestanding roll top bath with telephone shower mixer tap, shower cubicle with fitted Mira thermostatic shower over.

EXTERIOR

Gravelled driveway providing parking for 2 vehicles. There are shrub and tree borders with paved pathways. Side gate providing access to the side and then leading to a solid wooden obscure glazed door for further security leading into:

REAR GARDEN

Flagstone tiled patio area, 2 cold water taps, lantern lighting, arched pergola, seating area, patio, the garden is designed for ease of maintenance with raised borders, water feature. Further garden area with patio, raised borders, wide range of shrubs and trees.

SUMMERHOUSE

7' 10" x 7' 10" (2.40m x 2.39m) With small verandah, wooden construction with wooden double doors to the front, wooden window to both sides, power sockets, laminate flooring.





DIRECTIONS

From the towns High Bridge proceed into Church Street, bearing left onto Halmergate and then immediately right on to Stonegate, follow the road and turn left into Matmore Gate and the property is situated on the right hand side.

AMENITIES

The property is ideally situated for primary and secondary schools and Tesco Express. 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).





GROUND FLOOR
653 sq. ft. (60.7 sq.m.) approx.



1ST FLOOR
528 sq. ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq. ft. (109.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band B

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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Ref: S11360

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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