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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Farthingales, Spalding, Lincolnshire, PE11 3AD

£290,000 Freehold

- Corner Plot
- Edwardian Style Conservatory
- Established Gardens with Workshop and Summerhouse
- En-Suite to the Master Bedroom
- Popular Town Location

Situated on a corner plot, in a prime location close to the town centre this superbly presented detached house has accommodation comprising entrance hallway, kitchen breakfast room, utility room, doakroom, lounge, dining room and conservatory to the ground floor; 3 bedrooms (en-suite to master) and family bathroom to the first floor. Integral Garage, off-road parking and mature gardens. Full UPVC double glazed windows and doors, fascias and guttering. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Leaded obscure composite door with matching obscure full length glazed panels leading into:

ENTRANCE PORCH

3' 3" x 7' 8" (1.01m x 2.35m) Centre light point, obscure leaded UPVC double glazed door with matching obscure full length glazed panels to both sides leading into:

ENTRANCE HALLWAY

7' 0" x 15' 3" (2.14m x 4.65m) Skimmed and covered ceiling, inset LED lighting, radiator with fitted cover, Karndean flooring, staircase rising to first floor, door into:



FORMAL LOUNGE

11' 11" x 14' 7" (3.65m x 4.47m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, laminate flooring, double radiator, TV point, telephone point, double obscure leaded glazed doors leading into:

DINING ROOM

9' 8" x 12' 3" (2.97m x 3.74m) UPVC double glazed French doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, laminate flooring, double radiator.



EDWARDIAN STYLE CONSERVATORY

9' 3" x 11' 3" (2.83m x 3.44m) UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, flagstone tiled flooring, power points.

From the Entrance Hallway a part glazed door leads into:

KITCHEN BREAKFAST ROOM

9' 3" x 12' 5" (2.82m x 3.79m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre spotlight fitment, fitted LED lighting, understairs storage cupboard, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, circular bowl sink with mixer tap and drainer, integrated dishwasher, drawer units, integrated fridge freezer, under cabinet lighting, integrated stainless steel 5 ring gas hob, extractor hood over, stainless steel fitted double electric fan assisted oven, door into:



WALK-IN PANTRY

3' 4" x 4' 9" (1.04m x 1.46m) Skimmed ceiling, centre light point, tiled flooring, shelving.

From the Kitchen Breakfast Room open archway leading into:

INNER HALLWAY

3' 7" x 8' 7" (1.10m x 2.62m) Skimmed ceiling, centre light point, tiled flooring, radiator, obscure UPVC double glazed door to the rear elevation. Door into:



UTILITY ROOM

5' 0" x 8' 7" (1.53m x 2.63m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, part tiled walls, tiled flooring, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, radiator.



CLOAKROOM

4' 11" x 4' 9" (1.51m x 1.45m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, tiled flooring, part tiled walls, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap.



From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 8" x 11' 5" (2.35m x 3.49m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space. Storage cupboard off housing hot water cylinder with slatted shelving. Door into:

MASTER BEDROOM

11' 4" x 12' 10" (3.47m x 3.93m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, freestanding wardrobe fitment comprising 2 double wardrobes and 2 single wardrobes. Door into:

EN-SUITE

3' 2" x 8' 10" (0.97m x 2.71m) Skimmed ceiling, inset LED lighting, extractor fan, tiled walls, tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2

10' 6" x 11' 4" (3.21m x 3.47m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, freestanding wardrobe fitment comprising double wardrobe and 2 single wardrobes.

BEDROOM 3

7' 8" x 9' 6" (2.34m x 2.92m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

5' 6" x 7' 7" (1.69m x 2.33m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, shaver point, fully tiled walls, tiled flooring, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into marble vanity unit with storage below, 'P' shaped bath with central mixer tap and shower attachment tap and shower screen.

EXTERIOR

Located on a corner plot.

FRONT GARDEN

Block paved driveway with a further gravelled area for further parking, lawned area with mature shrub and tree borders.

SIDE GARDEN

Laid to lawn with a wide range of mature shrubs and trees with cold water tap. Wooden gated access to the left-hand side leading into:





REAR GARDEN

Extensive patio area, raised borders, predominantly laid to lawn with a wide range of mature shrubs and trees.

INTEGRAL GARAGE

8' 9" x 17' 0" (2.69m x 5.20m) Up and over door, plastered ceiling, loft access, LED strip lighting, electric consumer unit board, Potterton wall mounted gas boiler, various power points.

BENEATH PYRAMIDAL GAZEBO ROOF

WOODEN BUILT SUMMERHOUSE

7' 6" x 7' 8" (2.29m x 2.34m) Currently used as a work from home office/library/arts and craft studio. Shelving, fitted desk on three sides, various power points, electric, lighting. Also adjoining:

GARDEN TOOL SHED

With glazed door and window.

To the other side of the property there is a patio and:

WOODEN WORKSHOP

Power points, work bench.

DIRECTIONS

From the Agents offices proceed along New Road, turning left at the first set of traffic lights into Pinchbeck Road. Proceed straight on at two sets of traffic lights and at the third set filter into the left-hand lane and turn left into Woolram Wygate. Proceed over the level crossing and take the third right hand turning into Two Plank Lane, follow the road into Farthingales and the property is situated on the left hand side.

AMENITIES

Local shops, primary schools and public house within easy walking distance and the town centre is under a mile from the property offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 19 miles to the south (30 minutes by train) and has a fast train link with London's Kings Cross minimum journey time 46 minutes along with easy access on to the A1. Spalding has various sports and leisure clubs and a variety of social amenities.

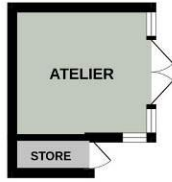
AGENTS NOTE

Numerous items of furniture, tools and equipment could be available subject to negotiation.

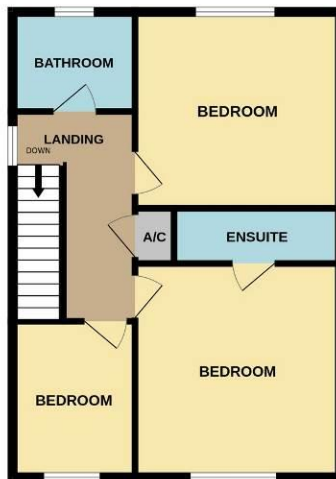
Potential to extend – Subject to obtaining Planning.



GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

Whilst 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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If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band C

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11359

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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