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'The Hollies', 47b Cowbit Road, Spalding PE11 2RH

£319,950 Freehold

- Popular Riverside Location
- Accommodation on 3 Floors, over 2100sq.m.
- 2 Reception Rooms, Conservatory
- Generous Sized Gardens
- Modern Detached Garage

Deceptively spacious 3 storey red brick house overlooking the River Welland and within walking distance of Spalding town centre. The property has generous sized established rear gardens, driveway with off-road parking for 3 cars and a large modern detached double tandem brick garage. Potential for Further Development/Extension Subject to Planning Permission. Inspection highly recommended. **NO CHAIN**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Access via front door, or more usually by the rear lower ground floor through the pair of UPVC French doors opening into:

CONSERVATORY

18' 5" x 11' 7" (5.62m x 3.55m) Brick and UPVC construction with pitched polycarbonate roof, electric heated tiled floor, ceiling light with propeller style fan, 2 wall lights, radiator (the Conservatory was added in circa 2012). Pair of UPVC glazed French doors opening into:

FITTED KITCHEN

19'2" x 12'10" (5.85m x 3.93m), Range of traditional units comprising base cupboards and drawers, roll



edged worktops, 4 burner gas hob, electric Neff double oven, single drainer stainless steel sink unit with cupboards and drawers beneath, plumbing and space for dishwasher, tiled floor, ceiling beams, bricked up former chimney breast providing pleasant feature with raised tiled hearth, alcove cupboard, radiator, UPVC window to the rear elevation, door to:

UTILITY/BOILER ROOM

6' 9" x 4' 1" (2.06m x 1.25m) Ideal Mexico gas fired central heating boiler, plumbing and space for washing machine, obscure glazed UPVC window, tiled floor, security alarm control panel.

From the Kitchen open plan access into:

LOBBY AREA

6'9" x 10'8" (2.06m x 3.26m) staircase off, window overlooking the Conservatory, fluorescent strip light, radiator, tiled floor, doors arranged off to:

SHOWER ROOM

Walk-in shower cabinet with fitted shower and recessed ceiling light, pedestal wash hand basin, low level WC, vertical radiator/towel rail, tiled floor, half tiled walls, obscure glazed UPVC window, extractor fan.

WALK-IN PANTRY

12' 1" x 10' 7" (3.70m x 3.24m) Vinyl floor covering, range of shelving, cup hooks, fluorescent strip light, appliance space, electricity meter and fuse box.

Open and carpeted staircase rising to:

UPPER GROUND FLOOR LEVEL

RECEPTION HALL

13' 7" x 6' 11" (4.15m x 2.12m) maximum Front entrance door, UPVC rear window, ceiling light, radiator. Possible space for home office in front of windows to garden.

CLOAKROOM

Included within the Hallway measurement. With two piece suite comprising low level WC and hand basin with hot and cold taps, UPVC window, ceiling light. Multi pane glazed door opening into:

HALLWAY

13' 1" x 6' 6" (4.00m x 2.00m) Fitted carpet, radiator, ceiling light, dual aspect with UPVC window to the rear and timber framed window with secondary glazing to the front. Large Landing useable as home office space. Door to:

DINING ROOM

12' 0" x 12' 9" (3.66m x 3.90m) Twin sash window to the front elevation, radiator, coved cornice, ceiling light, shelved alcove, coal



effect gas fire (not tested) with decorative surround, glazed double doors opening into:

SITTING ROOM

11' 8" x 10' 5" (3.58m x 3.19m) plus 8'2" x 2'7" (2.15m x 0.8m maximum), sash window to the front elevation, fireplace with raised hearth and log effect gas fire (not tested), double radiator, coved cornice, ceiling light.

From the Hallway the carpeted staircase with exposed spindles rises to:

FIRST FLOOR LANDING

13' 7" x 6' 11" (4.15m x 2.12m) UPVC window to the rear elevation overlooking the garden, access to loft space, coved cornice, ceiling light, radiator, doors arranged off to:

BEDROOM 1

12' 9" x 10' 9" (3.90m x 3.30m) Picture rail, ceiling lights, twin sash window to the front elevation with views over the River Welland, radiator.

BEDROOM 2

11' 8" x 10' 6" (3.56m x 3.22m maximum) Twin sash window to the front elevation with views over the River Welland, radiator, ceiling light, picture rail.

BEDROOM 3

13' 7" x 6' 9" (4.15m x 2.07m) average UPVC windows to the front and rear elevations, picture rail, ceiling light, radiator, built-in Airing Cupboard housing the hot water cylinder.

BATHROOM

8' 3" x 6' 8" (2.54m x 2.05m) plus shower recess. Four piece suite comprising panelled bath with telephone style mixer tap and shower attachment, low level WC, pedestal wash hand basin, shower area with fully tiled surround, rail and curtain. Vinyl floor covering, radiator, picture rail, ceiling light, dual aspect with obscure glazed UPVC windows to the front and rear elevations.

EXTERIOR

To the front of the property there is a neat lawned garden, pathway and stocked borders, low retaining capped brick wall to the front with wrought iron inserts and a wrought iron inserts and a wrought iron hand gate with access along a paved pathway to the front entrance door (at upper ground floor level) with an external electric light. To the left hand side of the property there is a concrete and gravelled driveway with back to back parking for 3 cars. This in turn gives access to :





LARGE MODERN TANDEM STYLE GARAGE

31' 9" x 12' 1" (9.7m x 3.7m) Constructed circa 2012 brick and block with electronically operated roller style front door, French doors to the side elevation with steps down to the garden, power and lighting, 2 side windows, store cupboards.

To the rear of the driveway access is gained through a hand gate and 2 steps down to:

ESTABLISHED REAR GARDENS

The gardens are easterly facing to the rear with a southerly aspect to the side affording a good level of sunshine throughout the day. Immediately to the rear of the Conservatory is a paved patio area with outside tap. Steps down to the remainder of the garden which is a large established garden mainly laid to lawn with crazy paving pathways, small sunken pond, 2 sheds, extensive stocked borders and mature established trees, shrubs and plants. garden enclosed with discreet wire fence.

GENERAL INFORMATION

The property can only be fully appreciated by means of an internal inspection which can be arranged through the Agents.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed along Cowbit Road and the property is situated on the left hand side indicated by the Agents For Sale sign. Access to house via driveway to rear. Doors into Conservatory and Kitchen.

AMENITIES

The town centre with all associated amenities is within easy walking distance. Spalding has primary, secondary, grammar, high and private schools along with an extensive range of shopping, leisure, educational and medical facilities. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

EXTENSION/DEVELOPMENT POTENTIAL

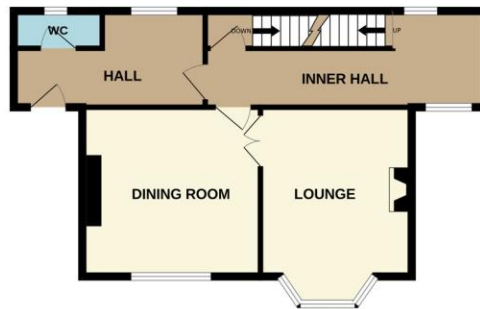
Due to the size of the garden, and neighbouring properties potential to extend to the rear, or into loft, and or create new dwellings in garden subject to planning consents.



GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 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.

THINKING OF SELLING YOUR HOME?

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 | 39 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

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Ref: S11382

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.

ADDRESS

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
 www.longstaff.com

