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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



26 Riverside Park, Spalding PE11 2FQ

£274,950 Freehold

- No Chain
- 4 Bedrooms
- Conservatory
- Gas Central Heating
- Popular Location

Modern detached house on popular residential development on the outskirts of Spalding convenient for all amenities. Enclosed gardens, driveway and garage. Gas central heating. UPVC windows. Reception hall, cloakroom, lounge, dining room, kitchen, utility room, rear lobby, conservatory, master bedroom with en-suite shower room, 3 further bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Part obscure glazed front entrance door into:

RECEPTION HALL

Laminate flooring, UPVC side window, security alarm control panel, radiator, 2 ceiling lights, staircase off, cloaks cupboard with hanging rail and shelf, door to:

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin with mixer tap, laminate flooring, radiator, obscure glazed UPVC window, ceiling light.



LOUNGE

13' 8" x 15' 2" (4.19m x 4.63m) measured into the bay window. Laminate flooring, 2 radiators, coal effect electric fire set within fireplace with decorative surround and raised hearth, coved cornice, ceiling light, square arch to:

DINING ROOM

10' 0" x 8' 10" (3.07m x 2.71m) Laminate flooring, UPVC French doors to the rear elevation, coved cornice, ceiling light, radiator, part serving hatch from the Kitchen.



FITTED KITCHEN

9' 0" x 10' 3" (2.75m x 3.13m) Range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset single drainer sink unit with mono block mixer tap, integrated dishwasher, refrigerator, freezer, double oven, 4 burner gas hob with multi speed cooker hood above, intermediate wall tiling, matching eye level wall cupboards, ceramic floor tiles, UPVC rear window with 3 way adjustable pelmet light, recessed ceiling lights.



UTILITY ROOM

10' 3" x 4' 8" (3.14m x 1.43m) Sink unit with mono block mixer tap, store cupboard beneath, plumbing and space for washing machine, eye level wall cupboard, side window, modern consumer unit, useful store cupboard, radiator, half glazed door to:



REAR LOBBY

7' 6" x 5' 3" (2.29m x 1.61m) UPVC external entrance door, ceramic floor tiles, mono pitch polycarbonate roof, personnel door to the Garage. Glazed UPVC door to:

CONSERVATORY

9' 0" x 6' 8" (2.75m x 2.05m) UPVC French doors opening on to the garden, fitted window blinds, mono pitch polycarbonate roof.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

UPVC side window, radiator, ceiling light, smoke alarm, access to loft space, built-in Airing Cupboard, doors arranged off to:

MASTER BEDROOM

13' 10" x 11' 9" (4.23m x 3.60m) UPVC window to the front elevation, radiator, ceiling light, recessed double wardrobe, door to:





EN-SUITE SHOWER ROOM

8' 7" x 3' 3" (2.63m x 1.01m) Shower cabinet with Triton shower, pedestal wash hand basin with mixer tap, low level WC with push button flush, half tiled walls, radiator, shaver point, extractor fan, obscure glazed UPVC window.

BEDROOM 2

10' 4" x 8' 9" (3.17m x 2.67m) UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 3

7' 9" x 7' 2" (2.38m x 2.20m) UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 4

8' 3" x 9' 7" (2.54m x 2.93m) UPVC window to the front elevation, store cupboard/potential wardrobe, radiator, ceiling light.



SHOWER ROOM

7' 4" x 6' 7" (2.24m x 2.02m) Tiled floor, majority tiled walls, shower cabinet with fitted shower, pedestal wash hand basin with mixer tap, low level WC with push button flush, shaver point, radiator, obscure glazed UPVC window, recessed ceiling lights, extractor fan.



EXTERIOR

The property is situated on a corner plot designed for ease of maintenance with wrought iron railings and a hand gate to the front, gravelled front garden, pathway and stocked border, block paved driveway to the side leading to:

GARAGE

17' 7" x 9' 8" (5.36m x 2.95m) Recently installed gas central heating boiler, personnel door, power and lighting.

ENCLOSED REAR GARDENS

Approximately south facing with a combination of brick wall and tall fencing affording good privacy. The gardens are designed for ease of maintenance with paved areas, gravelled areas, raised border, trellis and a garden shed.





DIRECTIONS

From the centre of Spalding at the High Bridge proceed along Church Street, round the left hand bend, taking the second right hand turning into Stonegate, passing the High School, continuing straight on into Clay Lake, round the right hand bend and then first left into Riverside Park. Continue without deviation and the property is on the right hand side indicated by the Agents For Sale sign.

AMENITIES

The town centre is a mile from the property and offers a wide range of facilities including shopping, banking, leisure, commercial, educational and medical facilities. Easy access from the property on to the A16 Bypass for access north to Boston, east to Kings Lynn and south to Peterborough.



GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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.

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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		83 B
69-80	C	72 C	
55-68	D		
39-54	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

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Ref: S11390

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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