

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Matmore Close, Spalding PE11 2QS

GUIDE PRICE - £260,000 Freehold

- No Chain
- 3 Bedrooms
- Recently Refitted Shower Room
- Multiple Off-Road Parking
- Viewing Recommended

3 bedroom detached bungalow situated in a prime location within walking distance of the town centre. Accommodation comprising entrance hallway, lounge, kitchen diner, RECENTLY REFITTED shower room and 3 bedrooms. Multiple off-road parking, single garage, enclosed rear gardens. Gas central heating. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lantern light and obscure UPVC double glazed door with matching full length obscure glazed panel to the side into:

ENTRANCE HALLWAY

6' 11" x 13' 7" (2.12m x 4.16m) Coved and textured ceiling, centre light point, access to loft space, BT point, radiator, storage cupboard off housing hot water cylinder, Glow Worm Ultimate gas boiler and central heating thermostat. Door to:

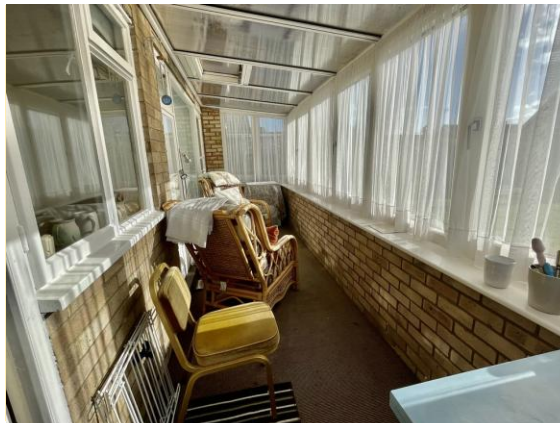
FORMAL LOUNGE

11' 10" x 17' 0" (3.63m x 5.20m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, 3 wall lights, 2 radiators, TV point, fitted gas log effect fire.

From the Entrance Hallway door leads into:

KITCHEN DINER

12' 5" x 11' 1" (3.80m x 3.40m) UPVC double glazed window to the side elevation, wooden glazed window to the rear elevation, obscure wooden glazed door to the rear elevation leading into Conservatory, coved and



textured ceiling, inset downlighters, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated fridge freezer, integrated ceramic hob, canopy extractor hood over, integrated Canterbury electric double fan assisted oven, integrated Hotpoint washing machine.

CONSERVATORY

5' 6" x 20' 6" (1.70m x 6.26m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed door to the side elevation, power points, heat resistant polycarbonate roof.

From the Entrance Hall a door leads into:



RECENTLY REFITTED SHOWER ROOM

6' 4" x 8' 3" (1.94m x 2.53m) UPVC double glazed window to the side elevation, heated towel rail, textured ceiling with centre light point, conti boarded throughout, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below with mirror over, fully enclosed shower cubicle with fitted Mira Sport power shower.

From the Entrance Hallway a door leads into:

BEDROOM 1

10' 5" x 11' 5" (3.20m x 3.49m) Wooden glazed window to the rear elevation, wooden glazed door to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, radiator.



BEDROOM 2

9' 8" x 11' 7" (2.97m x 3.54m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator.

BEDROOM 3

8' 2" x 9' 1" (2.50m x 2.78m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator.



EXTERIOR

Gravelled area with shrubs, paved pathways, gravelled driveway to the side elevation, gated access to both sides of the property leading into the rear garden.

ATTACHED BRICK GARAGE

8' 5" x 16' 4" (2.59m x 4.98m) Up and over door, UPVC double glazed window to the rear elevation, power and lighting, electric consumer unit board, gas meter.

REAR GARDEN

Patio area, cold water tap, mainly laid to lawn with a wide range of mature shrub and tree borders.

GARDEN SHED

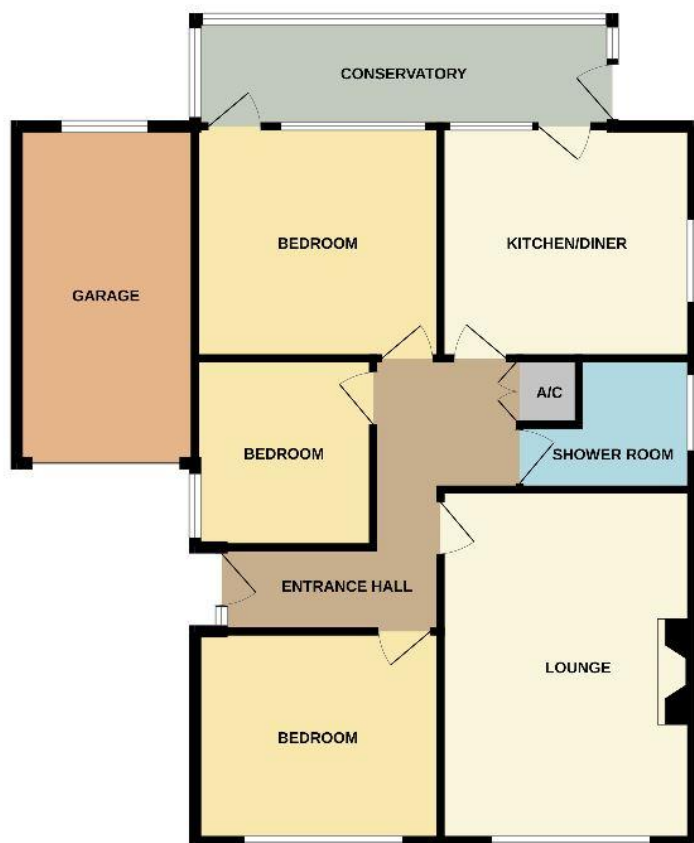
7' 8" x 9' 8" (2.36m x 2.96m) Wooden construction and glazed windows to the side elevation, wooden double doors to the front elevation.



DIRECTIONS/AMENITIES

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, continue down and follow the road to the right. Take a right hand turning into Thornton Road and then a right hand turning into Matmore Close.

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).



TENURE

Freehold

SERVICES

All mains

COUNCIL TAX BAND

Band B

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 clients 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 client(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.

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: S11401

ADDRESS

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

CONTACT

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

Produced: 21 February 2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |