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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Forge Close, Spalding, Lincolnshire, PE11 1XD

£499,999 Freehold

- Detached Chalet Style Property
- Exclusive Cul-de-Sac Location
- South Facing Rear Garden
- Hot Tub, Modern Heated Dog Kennel/Potential Summerhouse
- Gated Parking with Double Garage

Executive detached chalet style property with 3 bedrooms (one en-suite), bathroom, shower room, modern fitted kitchen, utility room, cloakroom, sitting room, dining room/bedroom 4 and family/dining room. Exclusive cul-de-sac of three properties within walking distance of Spalding town centre. Double garage. Established gardens. Security Alarm and CCTV. Viewing Essential!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Recessed open porch area with external electric light and part obscure glazed entrance door leading into:

RECEPTION HALL

11' 7" x 12' 0" (3.54m x 3.66m) plus stair recess. Understairs store cupboard, smoke alarm, 2 ceiling lights, radiator, large walk-in Airing Cupboard 4'10" x 7'5" (1.42m x 2.28m) with shelving, drawers, hot water cylinder and ample linen storage space.

SITTING ROOM

12' 10" x 18' 11" (3.93m x 5.78m) Attractive natural stone fireplace with fitted coal effect Gas stove, 2 radiators, ceiling light, coved cornice, UPVC window, pair of glazed UPVC French doors opening on to the patio area.



DINING ROOM/BEDROOM 4

10' 5" x 9' 9" (3.19m x 2.98m) plus bay 4'5" x 2;7" (1.36m x 0.79), UPVC bay window, radiator, coved cornice, ceiling light.



BATHROOM

6' 0" x 7' 6" (1.84m x 2.29m) Fully tiled walls, fitted three piece suite comprising panelled bath with mixer tap and shower attachment, hand basin set within vanity storage unit, low level WC with concealed cistern and push button flush, mirror with courtesy light, shaver point, recessed ceiling lights, obscure glazed UPVC window, coved cornice.



MASTER BEDROOM

13' 7" x 15' 0" (4.15m x 4.58m) Extensive range of modern fitted units comprising multiple wardrobes, storage drawers, bedside cabinets, overhead pelmet lighting. Pendant light fitment, radiator, coved cornice, UPVC French doors leading to side garden/hot tub area, door to:



EN-SUITE SHOWER ROOM

7' 7" x 8' 2" (2.32m x 2.49m) Fitted four piece suite comprising shower cabinet with Mira shower, low level WC with concealed cistern and push button flush, bidet with mixer tap, hand basin with hot and cold taps, vanity storage unit, fully tiled walls, mirror with courtesy light, shaver point, vertical radiator/towel rail, recessed ceiling lights.



FAMILY ROOM/DINING ROOM

17' 9" x 10' 8" (5.42m x 3.26m) maximum Ceramic floor tiles with under floor heating, radiator, coved cornice, pendant light fitment, 2 wall lights, semicircular curved bay window overlooking the garden and forming attractive seating area. Open access into:



KITCHEN

13' 6" x 9' 3" (4.14m x 2.82m) Ceramic floor tiles with under floor heating, extensive range of modern fitted units comprising base cupboards and drawers beneath the Quartz worktops.

One and a quarter bowl Blanco sink unit with mono block mixer tap and integral drainer.

Built-in dishwasher, base cupboards and drawers, eye level wall cupboards, modern multi speed illuminated cooker hood above AEG induction hob.

AEG fitted oven and microwave combi.

Display shelving, recessed ceiling lights, coved cornice, pelmet lighting above the window overlooking the garden and door to:

UTILITY ROOM

8' 1" x 7' 8" (2.48m x 2.35m) plus recess 6'0" x 3'10" (1.84m x 1.17), single drainer stainless steel sink unit with mixer tap, cupboard beneath, plumbing and space for washing machine, space for tumble dryer, fitted base cupboards and drawers, roll edged worktops, UPVC window, ceiling light, extractor fan, ceramic floor tiles, coved cornice, radiator, half glazed U.P.V.C.

external entrance door, door to:

CLOAKROOM

Two-piece suite comprising low level WC, pedestal wash hand basin, fully tiled walls, tiled floor, radiator, ceiling light, coved cornice, obscure glazed UPVC window.



From the Reception Hall steps to a quarter landing with U.P.V.C. window and a staircase continuing to:

FIRST FLOOR LANDING/SITTING AREA

15' 2" x 10' 9" (4.64m x 3.30m) maximum with tapered head height, Velux window, ceiling light, radiator, smoke alarm, doors arranged off to:



BEDROOM 2

17' 9" x 12' 11" (5.43m x 3.96m) overall Tapered head height, 2 Velux windows, ceiling light, radiator, lockable doorway to large walk-in loft storage area with electric light.



BEDROOM 3

15' 3" x 17' 9" (4.67m x 5.43m) overall Tapered head height, 2 Velux windows, ceiling light, radiator.



SHOWER ROOM

9' 6" x 7' 5" (2.90m x 2.28m) Three-piece suite comprising shower cabinet with Mira shower, wash hand basin set within vanity storage unit with mirror and courtesy light, low level WC, extractor fan, 4-way adjustable light fitment, Velux window, vertical radiator/towel-rail.



EXTERIOR

Electronically operated access gate to a privately owned driveway which splits to provide parking for multiple vehicles.

ATTACHED DOUBLE GARAGE

19' 6" x 18' 1" (5.95m x 5.53m) Twin electronically up and over doors, concrete floor, side window, consumer unit, power and lighting, half glazed rear personnel door, wall mounted Glow Worm gas fired central heating boiler.

To the side of the main front entrance a full height hand gate leads initially to the side of the property with access to the external door from the Utility Room, outside light, stocked border and attractive paved pathway continuing to an extensive paved patio area on to the formal gardens which are approximately south facing with a shaped lawn, central feature paved area with inset shrubbery and water feature. The gardens are part fenced and part walled with extensive stocked borders with an array of plants, flowers and bushes. There is an external socket, outside tap and sensor light. The garden continues round the other side of the property where there is a useful garden shed, hot tub with adjacent artificial turf and access from the French doors in the Master Bedroom. Beyond this is a modern large timber dog Kennel and run (3.6m x 3.2m) heated with Power and Lighting. Currently unused and has potential to be used as a large shed/summerhouse. The pathway continues and the other side of the bungalow where there are the externally accessed gas and electricity meters and a hand gate returning to the driveway.



DIRECTIONS

From the Agents offices proceed along New Road to the traffic lights, turning left into Pinchbeck Road, continue over the first set of traffic lights and then turn immediately right towards the Castle Sports Complex. Forge Close is a private roadway running alongside the access road. Follow the private roadway along and pull up outside the gates marked No's 1 and 2 where access will be allowed.

AMENITIES

The property is within a stone's throw of the town centre yet in an oasis with south facing gardens and access to all local amenities including primary schools, grammar and high schools, an academy, private school, modern community hospital, supermarkets, range of shopping, banking, leisure, commercial and educational facilities etc. The cathedral city of Peterborough is 18 miles away and has a fast train link with London's Kings Cross minimum journey time 46 minutes (Spalding has a connection with Peterborough by rail taking approximately 30 minutes).

SERVICES

All Mains services. Gas central heating. The property has a security alarm and CCTV.





TENURE Freehold

COUNCIL TAX E

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: S11417

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		