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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



90 Halmergate, Spalding PE11 2EL

£259,995 Freehold

- Substantial Semi-Detached House
- Favoured Location, Close to Town
- Superbly Presented Accommodation
- South Facing Rear Garden
- Viewing Highly Recommended

Immaculate semi-detached house in favoured non-estate town location with block paved driveway, garage and established south facing rear gardens. Superbly presented throughout with accommodation comprising reception hall, sitting room, dining/kitchen, family room, 3 bedrooms and bathroom. Gas central heating. Viewing essential to appreciate the accommodation offered!

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Arched brick storm porch with tiled step, external electric light and original front entrance door with decorative leaded light feature opening into:

RECEPTION HALL

13' 10" x 5' 10" (4.24m x 1.78m) Radiator, decorative coved cornice, ceiling light, UPVC obscure glazed leaded light feature side window, telephone point, bespoke laminate flooring, door to:

SITTING ROOM

15' 0" x 11' 9" (4.58m x 3.60m) including semi circular UPVC bay window to the front elevation. Recently fitted carpet, pendant light fitment with decorative ceiling rose, decorative coved cornice, 2 wall lights, radiator, open grate with attractive fireplace and timber surround, TV point.



KITCHEN/DINING/FAMILY ROOM

DINING KITCHEN

18' 2" x 11' 10" (5.55m x 3.62m) Bespoke laminate flooring, extensive range of contemporary units by County Interiors including base cupboards and drawers, eye level wall cupboards, worktops, built-in electric double oven, recess for microwave, integrated dishwasher, Neff induction hob with multi speed cooker hood and splashback, one and a quarter bowl single drainer resin sink unit with mono block mixer tap, space for American style fridge freezer, recessed ceiling lights, coved cornice, side window, radiator, thermostat for under floor heating and twin open square arches to:

FAMILY ROOM

15' 8" x 10' 7" (4.79m x 3.25m) High quality floor tiles with under floor heating, pair of UPVC French doors with similar side panels and further single door to the rear elevation, recessed ceiling lights, access to loft space, double radiator, coved cornice.

From the Reception Hall the carpeted staircase with banister rail and exposed spindles rises to:

GALLERIED FIRST FLOOR LANDING

UPVC side window, decorative coved cornice, ceiling light, access to loft space, built-in Airing Cupboard, doors arranged off to:

BEDROOM 1

12' 4" x 10' 10" (3.77m x 3.31m) Decorative fireplace, UPVC window to the front elevation, decorative coved cornice, ceiling rose with pendant light fitment, radiator, TV point, 2 wall mounted bedside lights.

BEDROOM 2

12' 3" x 11' 2" (3.75m x 3.42m) Decorative fireplace, coved cornice, ceiling light, radiator, TV point, UPVC window to the rear elevation overlooking the garden, 2 wall mounted bedside lights.

BEDROOM 3

8' 6" x 6' 11" (2.60m x 2.13m) UPVC front window, radiator, coved cornice, ceiling light.

BATHROOM

6' 4" x 6' 11" (1.94m x 2.12m) Fitted by County Interiors with fully tiled walls, tiled floor, recessed ceiling lights, coved cornice, three piece white suite comprising 'P' shaped bath with Aqualisa



shower and curved screen, low level WC with push button flush and concealed cistern, hand basin with mono block mixer tap and vanity storage units, extractor fan, vertical radiator/towel rail, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is a low retaining brick wall with an established garden with a variety of bushes and shrubs. The double width block paved driveway provides side by side parking for 2 cars and in turn gives access to:

ATTACHED GARAGE

14' 3" x 7' 8" (4.36m x 2.34m) Up and over door, power and lighting, externally accessed gas and electricity meters, double doors to the rear beyond which is a block paved area and access to:

RANGE OF OUTHOUSES

Comprising:-

FREEZER ROOM

10' 1" x 5' 10" (3.08m x 1.78m) Of rendered construction beneath a pitched tiled roof, strip light, 2 windows, power sockets.

UTILITY/LAUNDRY ROOM

8' 9" x 6' 10" (2.69m x 2.09m) Brick and tiled structure, worktop, plumbing and space for washing machine, space for tumble dryer, fluorescent strip light, useful storage space.

INTEGRAL CLOAKROOM

Low level WC and hand basin with cold water tap, ceiling light.

To the immediate rear of the house and alongside the outhouses is a raised decking area with courtesy lighting and outside tap.

ESTABLISHED REAR GARDENS

South facing and including a modern generous sized paved patio with stocked border, raised planter, lawn with central circular rose bed, trellised arch, decorative stocked borders with a variety of shrubs, bushes, roses and various plants. There is a



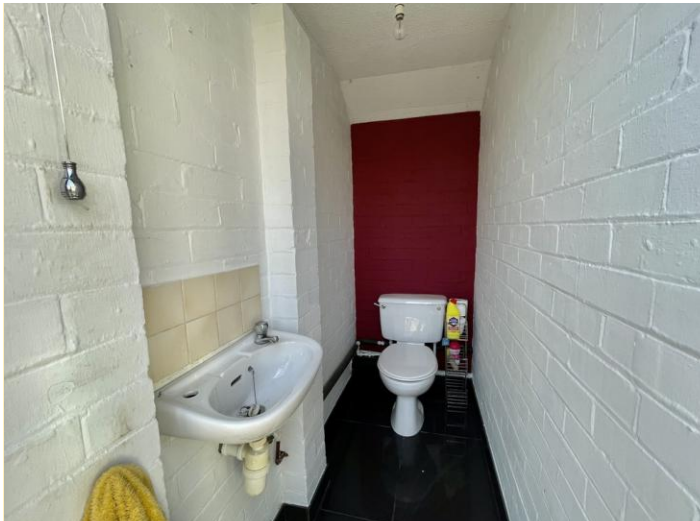
greenhouse, water butt and, in the rear corner an area of artificial turf providing a delightful late evening sun trap as the sun sets away to the west.

DIRECTIONS

From the High Bridge in the centre of town proceed along Church Street, continue round the left hand bend into Halmergate and then proceed without deviation over the zebra crossing and the property is situated on the right hand side just after the turning into Neville Avenue.

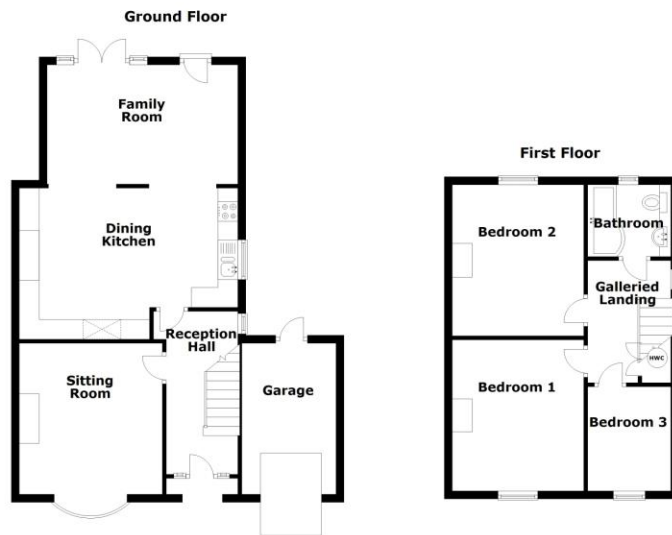
AMENITIES

The town centre is within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.









Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plan produced using PlanUp.

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band B

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: S11433

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