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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Old Gatehouse, 96 Pinchbeck Road, Spalding PE11 1QL

£379,950 Freehold

- Generous Plot
- Close to Town
- 4 Bedrooms, 3 Reception Rooms
- Studio in the Rear Garden
- Viewing Recommended

Intriguing spacious former railway gatehouse providing 4 bedroomed accommodation with generous sized gardens, multiple off-road parking, kitchen diner, master bedroom with en-suite, family bathroom. Close to the town centre.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Door to:

ENTRANCE HALL

11' 6" x 6' 7" (3.51m x 2.01m) Patterned glazed wooden entrance door, textured ceiling, oak flooring, radiator, doors to the rear hallway, bedroom and first reception room along with staircase off to bedroom 1.

KITCHEN DINER

26' 6" x 11' 8" (8.10m x 3.56m) Open plan kitchen dining space with attractive views of the rear garden. The kitchen is fitted with a range of base cupboards and drawers, soft-close units, peninsula breakfast bar, five ring gas hob with stainless steel floating extractor hood above, twin Integrated electric ovens, composite sink with chrome mixer tap and drainer, rear window, recessed dimmable and variable temperature lighting, vertical





radiators. Opening to reception room 1 (currently used as a work from home office), sliding doors opening to rear garden.

RECEPTION ROOM 1

13' 1" x 12' 11" (3.99m x 3.96m) Staircase to the first floor landing, ornate polished steel open fireplace with granite hearth, oak flooring, textured ceiling, door to entrance hall and door to:

RECEPTION ROOM 2

11' 10" x 17' 4" (3.63m x 5.29m) Double glazed windows to the front and side elevation, radiator, coved and textured ceiling, oak flooring, ornate polished steel open fireplace with granite hearth.

UTILITY AREA

12' 2" x 6' 0" (3.73m x 1.84m) Obscure glazed door with glazed side light leading to off the street parking area. Full height and eye level wall units, work space and plumbing for washing machine, space for tumble dryer, skimmed ceiling, recessed ceiling lights, door to entrance hall leading to the bathroom and staircase to bedroom 1, access to the kitchen.

BATHROOM

8' 11" x 6' 11" (2.73m x 2.12m) Four piece suite comprising bath with chrome mixer tap over and hand held shower attachment, low level WC with push button flush, wash hand basin with chrome mixer tap set within vanity unit, built-in shower cubicle with mains shower, tiled walls and floor.

FIRST FLOOR LANDING

Doors arranged off to:

BEDROOM 1

11' 5" x 10' 10" (3.50m x 3.31m) Double glazed window to the rear, 3 built-in wardrobes, radiator, coved ceiling, door to:

EN-SUITE SHOWER ROOM

7' 3" x 6' 10" (2.22m x 2.10m) Low level WC, vanity unit with wash hand basin, tiled shower cubicle with electric power shower.

BEDROOM 2

9' 10" x 11' 8" (3.00m x 3.57m) Window to the rear elevation, radiator, coved and textured ceiling, loft access, over stairs cupboard housing the boiler.

BEDROOM 3

9' 2" x 11' 8" (2.81m x 3.58m) Double glazed windows to the



front and side elevations, radiator, coved and textured ceiling.

BEDROOM 4

11' 6" x 8' 0" (3.53m x 2.44m) maximum Window to the side elevation, coved and textured ceiling, radiator.

EXTERIOR

Multiple off-road parking accessed from Pinchbeck Road to a large gravelled driveway and turning bay with space for numerous vehicles. Gated access from the driveway to the rear garden.

FRONT GARDEN

Small garden area with gated access to the rear garden.

REAR GARDEN

Generous sized patio seating area with steps down to an extensive lawned garden with mature trees and shrubs. To the rear of the garden there are apple trees, plum and fig.

At the end of the garden there is another patio area and garden studio (timber) with power and lighting. Small timber outbuilding with power and lighting currently used as a garden gym and another larger timber workshop/store shed with power and lighting.





DIRECTIONS

From the agents offices proceed along New Road, turning left at the traffic lights into Pinchbeck Road and then proceeding over two sets of traffic lights.

AMENITIES

The town centre is within a few minutes walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations and a modern community hospital. The cathedral city of Peterborough is 19 miles to the south and has easy access on to the A1 along with a fast train link with London's Kings Cross minimum journey time 48 minutes. Spalding is also ideally situated for access to the north Norfolk Coast, Sandringham, Rutland Water, the county city of Lincoln and onwards access via Peterborough to London.





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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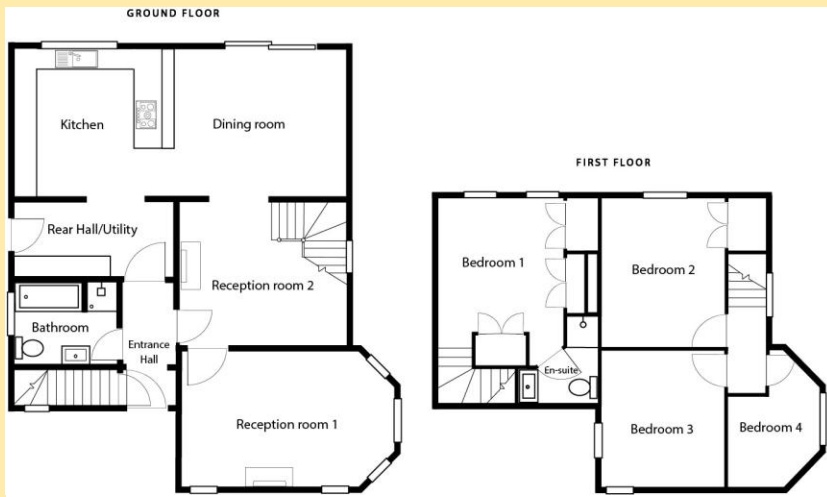
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property 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		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		