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## Carlton House, 74 St Thomas Road, Spalding PE11 2XT

**£270,000 Freehold**

- Walking Distance of Town
- 3 Bedrooms
- Bathroom and Shower Room
- Double Garage
- No Chain

Elegant bay fronted late Victorian end terraced villa in central town location with enclosed gardens and double garage. Gas central heating. Spacious accommodation including reception hall, lounge, dining room, fitted breakfast kitchen, L shaped conservatory/family room and shower room to the ground floor; landing, 3 double bedrooms and bathroom to the first floor. Secure enclosed rear garden with patio and lawn and detached brick double garage (direct access from Cross Street).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### ACCOMMODATION

Front entrance door with glazed fan light opening into:

#### RECEPTION HALL

11' 3" x 3' 6" (3.43m x 1.07m) plus Inner Hall 3.3m x 1.7m (10'10" x 5'7"). Radiator, under stairs cupboard, range of coat hooks, staircase off, electricity meter and fuse box, door to:

#### SITTING ROOM

13' 9" x 13' 9" (4.19m x 4.19m) measured into bay window to the front elevation. Deep skirting boards, Victorian style fireplace with raised hearth and tiled insert, 2 radiators, ceiling lights.

#### DINING ROOM

10' 10" x 11' 7" (3.3m x 3.53m) UPVC internal window overlooking the Conservatory/Family Room. Chimney breast, 2 radiators, ceiling light.

#### BREAKFAST KITCHEN

17' 8" x 8' 5" (5.38m x 2.57m) Range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset single drainer stainless steel sink unit, peninsula breakfast bar, intermediate wall tiling, matching eye level wall cupboards, 4 burner gas





hob, electric double oven, 2 fluorescents strip lights, radiator, original quarry tiled floor, UPVC internal windows to the rear and side elevations both overlooking the Conservatory/Family Room. Door to:

#### **CONSERVATORY/FAMILY ROOM**

18' x 7' 8" (5.49m x 2.34m) plus 10'3" x 8'3" (3.12m x 2.51m), Lshaped room with part glazed roof affording good natural light. Modern wall mounted gas fired central heating boiler, 3 radiators, ceiling light with propeller style fan, UPVC window and UPVC French doors to the rear (opening into the garden), door to:

#### **SHOWER ROOM**

Easy access with non-slip flooring and drain, tiled shower area with Mira Sport electric shower, pedestal wash hand basin and low level WC, extractor fan (this room is included within the overall dimensions of the Conservatory/Family Room).

From the inner part of the Hallway the staircase rises to:

#### **SPLIT LEVEL FIRST FLOOR LANDING**

Including:-

#### **UPPER LANDING**

Built-in store cupboard, radiator and doors arranged off to:

#### **BEDROOM 1**

12' 2" x 11' 7" (3.71m x 3.53m) UPVC sash window to the front elevation, radiator, ceiling lights.

#### **BEDROOM 2**

12' x 11' 2" (3.66m x 3.4m) UPVC sash window to the rear elevation, radiator, ceiling light.

#### **BATHROOM**

10' 10" x 6' (3.3m x 1.83m) Four piece suite comprising panelled bath, wash hand basin, low level WC and tiled shower cabinet with Triton shower. Wall tiling to a half height level, obscure glazed UPVC sash style window, ceiling light, radiator/towel rail.

Access from the Lower Landing is:

#### **BEDROOM 3**

18' 3" x 8' 11" (5.56m x 2.72m) UPVC sash style windows to the rear and side elevations, radiator, TV point, 2 ceiling lights.

#### **EXTERIOR**

To the front there is a low retaining capped brick wall with hand gate, garden area with plants, paved pathway and step up to the main front entrance door.

#### **ENCLOSED REAR GARDEN**

Approximately south west facing and including a full width paved patio, small lawn, fencing to one side and brick wall to the other side. To the rear of the garden there is a personnel door into the Garage.

#### **DETACHED DOUBLE GARAGE**

17' 9" x 16' 3" (5.41m x 4.95m) Modern brick and tiled construction with side personnel door and electronically operated up and over doors.

#### **DIRECTIONS/AMENITIES**

From the centre of Spalding proceed in a westerly direction along Winsover Road turning left into St Thomas Road where upon the property is situated on the right hand side just before the turning into Cross Street.

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.





**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: S11467**

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		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

