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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 1 Malvern Close, Spalding PE11 2DQ

**£359,995 Freehold OFFERS INVITED**

- Detached House
- Popular Location
- Multiple Off-Road Parking
- 4 Double Bedrooms
- Shower Room and Bathroom

Superbly presented, detached 4 bedroom family homes situated in a popular location of Spalding within walking distance of doctors surgery and town centre. Entrance hall, lounge, dining room, conservatory, kitchen breakfast room, utility room and shower room to the ground floor; 4 double bedrooms and bathroom to the first floor. Single garage, extensive mature gardens to the front and rear. Full UPVC double glazed windows, doors, fascias and guttering. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Open porch with obscured leaded UPVC double glazed door with matching obscured leaded full panels to both sides leading into:

#### **ENTRANCE HALLWAY**

6' 7" x 11' 0" (2.02m x 3.37m) Coved and textured ceiling, centre light point, smoke alarm, staircase rising to the first floor, BT point, double radiator, central heating thermostat, fitted oak flooring, wooden glazed door into:

#### **LOUNGE**

11' 11" x 24' 0" (3.65m x 7.33m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, 2 centre spotlights, 2 double wall lights, 2





double radiators, TV point, marble fireplace with insert and hearth with fitted pebble effect gas fire, French doors with matching glazed panels to both sides to the rear elevation leading into:

#### **EDWARDIAN STYLE CONSERVATORY**

10' 9" x 11' 10" (3.30m x 3.61m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, heat resistant polycarbonate roof, central fan light, tiled flooring, double radiator, power points.

From the Entrance Hallway open archway leading into:

#### **DINING ROOM**

10' 1" x 12' 9" (3.09m x 3.90m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, double radiator, fitted oak flooring.

From the Entrance Hallway a wooden glazed door leads into:

#### **KITCHEN BREAKFAST ROOM**

10' 2" x 18' 0" (3.10m x 5.50m) UPVC double glazed window to the rear elevation, coved and textured ceiling, inset LED lighting, tiled flooring, storage cupboard off with hanging rail, tiled flooring, fitted with a wide range of base, eye level and drawer units, under cabinet lighting, further display units, breakfast bar, freestanding Rangemaster stainless steel electric ceramic hob and oven, Neff stainless steel canopy extractor hood over, integrated Neff dishwasher, wine rack, Neff fridge freezer and stainless steel Neff combination microwave/oven. Part glazed door into:

#### **UTILTY ROOM**

7' 4" x 6' 3" (2.25m x 1.92m) Obscured UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, textured ceiling, inset downlighters, tiled flooring, heated towel rail, fitted worktop, tiled splashbacks, fitted eye level units, plumbing and space for washing machine, space for tumble dryer, door into:

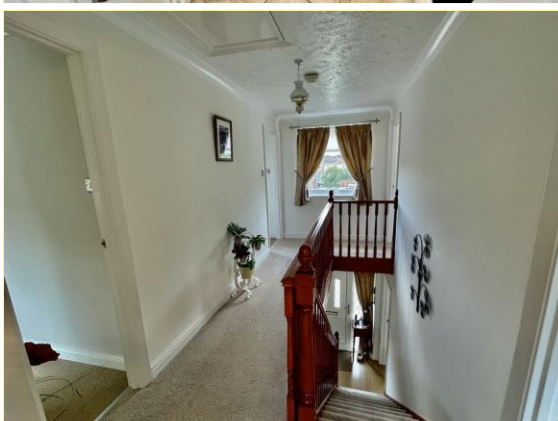
#### **SHOWER ROOM**

4' 4" x 7' 4" (1.34m x 2.25m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, inset LED lighting, extractor fan, fully tiled walls, stainless steel heated towel rail, tiled flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and illuminated mirror over, shower cubicle with sliding doors with fitted thermostatic shower over.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

6' 4" x 15' 1" (1.95m x 4.62m) UPVC double glazed window to the front elevation, coved and textured ceiling, access to loft space (partly





boarded with loft ladder) centre light point, smoke alarm, door into:

#### **BEDROOM 1**

10' 8" x 12' 0" (3.26m x 3.67m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator, TV point, fitted bedroom furniture comprising drawer units, wardrobes, built-in bedside cabinets and over bed storage units, glazed unit with under cabinet LED lighting.

#### **BEDROOM 2**

10' 4" x 12' 0" (3.16m x 3.66m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator.

#### **BEDROOM 3**

10' 0" x 12' 1" (3.06m x 3.69m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

#### **BEDROOM 4**

10' 5" x 9' 2" (3.18m x 2.81m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, storage cupboard off housing gas boiler.



#### **FAMILY BATHROOM**

5' 6" x 7' 3" (1.68m x 2.23m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, heated towel rail. Fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, 'P' shaped bath with central taps with shower screen and fitted thermostatic shower over.



#### **EXTERIOR**

Dwarf brick wall with extensive block paved driveway providing multiple off-road parking for vehicles. Wrought iron gated access to one side and wooden access gate to the other side elevation. Extensive lighting. The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders.



#### **ATTACHED GARAGE**

8' 2" x 16' 2" (2.49m x 4.95m) Electric door, power and lighting, cold water tap.





### **REAR GARDEN**

Block paved pathways, extensive lighting, flagstone patio, extensive lighting, gravelled area, dwarf brick wall separating the garden. The garden is mainly laid to lawn with a wide range of mature shrubs and trees, gravelled seating area, wooden garden shed, pergola, fenced boundaries to both sides and to the rear elevations.

### **DIRECTIONS**

From the Agents Offices proceed along New Road to the traffic lights turn left into Pinchbeck Road, proceed straight on at the first set of traffic lights and at the next set take the right hand lane and turn right into West Elloe Avenue. Take the second left hand turning into Ladywood Road, second right into Malvern Avenue and then a right hand turning into Malvern Close.

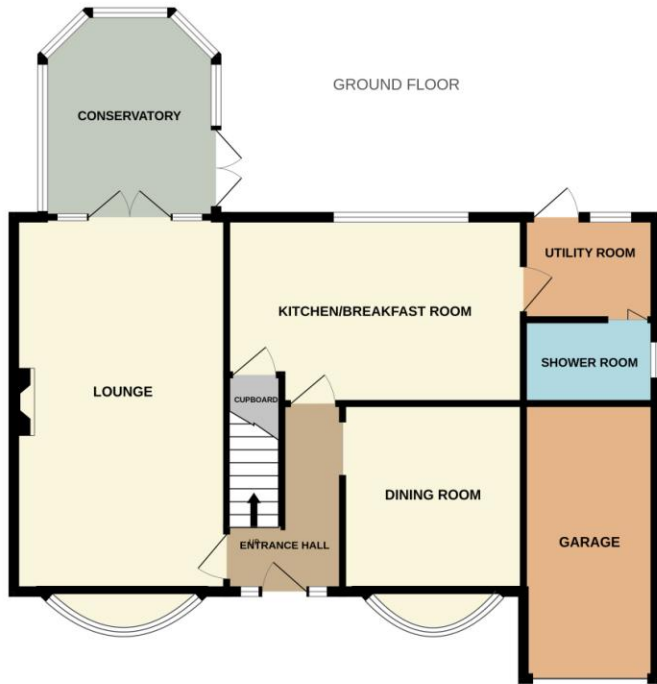
### **AMENITIES**

Spalding town centre is within easy walking distance and offers 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 48 minutes.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# THINKING OF SELLING YOUR HOME?

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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**Ref: S11480**

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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