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96 St Thomas Road, Spalding PE11 2YW

**£280,000 Freehold**

- Walking Distance of Town Centre
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Off-Road Parking
- Viewing Highly Recommended

Elegant late Victorian bay fronted larger than average semi-detached house in pleasant and popular town location. Established gardens, off-road parking (with electric charger), sealed unit double glazing and gas central heating. Well proportioned and sympathetically presented throughout. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Part glazed composite front entrance door into:

#### **ENTRANCE PORCH**

3' 8" x 3' 0" (1.14m x 0.93m) Original tiled floor, glazed fan light, ceiling light, part glazed inner door to:

#### **RECEPTION HALL**

21' 10" x 3' 1" (6.67m x 0.95m) widening to (5'1") 1.56m. Woodpecker Wood grain effect flooring, recessed display niche, 2 ceiling lights, smoke alarm, radiator, staircase off, understairs store cupboard, panelled door to:

#### **SITTING ROOM**

12' 3" x 14' 6" (3.75m x 4.44m) maximum measured into the elegant UPVC bay window to the front elevation with fitted wooden slatted blinds. Laminate flooring, fireplace with log burner and raised polished tiled hearth, decorative coved cornice, picture rail, ceiling rose, radiator.

#### **HOME OFFICE/POTENTIAL BEDROOM 4**

11' 11" x 9' 11" (3.65m x 3.03m) UPVC window to the rear elevation, picture rail, ceiling light, radiator, Woodpecker Wood grain effect flooring.



### **KITCHEN**

15' 3" x 9' 1" (4.66m x 2.77m) Comprehensive range of stylish units comprising base cupboards and drawers beneath the wood grain effect worktops with inset one and a quarter bowl sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, alcove with original fitted cupboards, Flavel dual fuel Range style cooker with 5 burner gas hob and twin electric fan ovens. 2 ranges of ceiling spotlights, radiator, further worktop with plumbing and space beneath for washing machine and space for tumble dryer, cupboard housing the Alpha gas fired central heating boiler, Woodpecker Wood grain effect flooring, UPVC side window, part obscure glazed UPVC external entrance door, part glazed door leading to:

### **DINING/FAMILY ROOM**

18' 0" x 8' 9" (5.51m x 2.68m) maximum UPVC French doors to the rear elevation, UPVC windows to the side elevation, recessed ceiling lights, stylish vertical radiator, Woodpecker Wood grain effect flooring.

### **CLOAKROOM**

5' 4" x 3' 2" (1.65m x 0.98m) Two piece suite comprising low level WC with push button flush, pedestal wash hand basin with hot and cold taps and tiled splashback, tiled floor, vertical radiator/towel rail, wall light, obscure glazed UPVC window.

From the Reception Hall the carpeted staircase rises to:

### **FIRST FLOOR LANDING**

### **UPPER LANDING**

Radiator, access to loft space, smoke alarm, ceiling light, doors arranged off to:

### **MASTER BEDROOM**

15' 7" x 12' 8" (4.77m x 3.88m) Coved cornice, ceiling light, radiator, 2 UPVC windows to the front elevation with views over the Grammar School playing fields, fitted carpet.

### **BEDROOM 2**

11' 11" x 10' 0" (3.65m x 3.06m) Fitted carpet, UPVC window to the rear elevation, ceiling light, radiator.

### **REAR LANDING**

Built-in linen cupboard, ceiling light, doors arranged off to:

### **BEDROOM 3**

9' 2" x 7' 4" (2.80m x 2.26m) Fitted carpet, coved cornice, ceiling light, UPVC window to the rear elevation, radiator.



### **SHOWER ROOM**

7' 7" x 4' 11" (2.33m x 1.51m) maximum 900mm corner shower cabinet with fitted shower and fully tiled surround, hand basin with mixer tap, low level WC with concealed cistern, push button flush, storage cupboard, vinyl floor covering, obscure glazed UPVC side window, ceiling light, chrome ladder effect heated towel rail.

### **EXTERIOR**

To the front of the property there is a low retaining capped brick wall and a pair of wrought iron gates opening on to:

### **GRAVELLED DRIVEWAY**

24' 3" x 7' 8" (7.4m x 2.34m) minimum width Providing off-road parking with a fitted Pod Point electric car charger, gravelled frontage. From the driveway a hand gate leads to the rear of the property.

### **TIMBER STORE SHED**

12' 5" x 4' 3" (3.8m x 1.3m) Discreet bin storage area, attractive modern paved patio/courtyard garden with attractive seating areas leading through to a lawned garden with extensive stocked borders offering a sun trap and extreme privacy. There is a second paved patio, timber store shed, outside lights and external power sockets.

### **DIRECTIONS**

From the centre of Spalding proceed in a westerly direction along Winsover Road turning left into St Thomas Road and the property is situated opposite the Grammar School playing fields just before the turning into Regent Street.

### **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.







**Ground Floor**

Approx. 68.2 sq. metres (734.2 sq. feet)



Total area: approx. 118.5 sq. metres (1275.3 sq. feet)

**First Floor**

Approx. 50.3 sq. metres (541.1 sq. feet)



# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



**3D TOUR AVAILABLE ONLINE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**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: S11485**

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**

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**CONTACT**

