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## 5 Chambers Court, Spalding PE11 2QP

**£269,995 Freehold**

- Detached Property
- 3 Double Bedrooms, En-Suite to Master
- 3 Reception Rooms
- Town Centre Location
- No Chain

Well presented modern 3 bedroom detached house situated in a select development, with a private frontage, within walking distance of the town centre. Accommodation comprising entrance hallway, dining room, lounge, study, kitchen, utility room and cloakroom to the ground floor; 3 double bedrooms (en-suite to the master) and family bathroom. Rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## **ACCOMMODATION**

### **STORM PORCH**

With external lighting, UPVC entrance door leading into:

### **ENTRANCE HALLWAY**

Radiator, staircase rising to first floor, understairs storage area, solid oak door into:

### **DINING ROOM**

11' 6" x 9' 8" (3.51m x 2.97m) UPVC double glazed window to the front elevation, radiator, coved ceiling, centre light point, sliding oak doors into:

### **KITCHEN**

11' 3" x 9' 8" (3.43m x 2.97m) UPVC double glazed window to the rear elevation, vinyl plank flooring, skimmed ceiling, inset LED lighting, fitted with a wide range of base and eye level units, work surfaces over, inset sink



with mixer tap, plumbing and space for dishwasher, space for fridge freezer, built-in stainless steel fan assisted electric oven, built-in ceramic hob, extractor hood over, door into:

#### **UTILITY ROOM**

UPVC double glazed door to the rear elevation, skimmed and coved ceiling, fitted with a range of base and eye level units, plumbing and space for washing machine, wall mounted gas boiler, solid oak door into:

#### **CLOAKROOM**

UPVC double glazed window to the rear elevation, vinyl plank flooring, fitted with a two piece suite comprising low level WC and pedestal wash hand basin.

From the Entrance Hallway a solid oak door leads into:

#### **LOUNGE**

11' 10" x 16' 4" (3.61m x 5.00m) UPVC double glazed window to the front and side elevations, stone fireplace, 2 radiators, coved ceiling, centre light points, TV point, telephone point, double doors leading into:

#### **STUDY**

6' 3" x 8' 9" (1.91m x 2.69m) UPVC double glazed door and window to the rear elevation, double radiator, skimmed ceiling.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12' 0" x 16' 4" (3.66m x 5.00m) UPVC double glazed window to the front and side elevations, radiator, skimmed and coved ceiling, door into:

#### **EN-SUITE**

Obscured UPVC double glazed window to the rear elevation, radiator, shaver point, extractor fan, half tiled walls, fitted with a three piece suite comprising wash hand basin with mixer tap fitted into vanity unit with storage below, low level WC and shower cubicle with fitted power shower.

#### **BEDROOM 2**

9' 8" x 11' 6" (2.97m x 3.51m) UPVC double glazed window to the front elevation, radiator, skimmed and coved ceiling.



### **BEDROOM 3**

9' 8" x 11' 1" (2.97m x 3.40m) UPVC double glazed window to the rear elevation, radiator, skimmed and coved ceiling.

### **FAMILY BATHROOM**

UPVC double glazed window to the rear elevation, ceramic tiled flooring, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

### **EXTERIOR**

Wrought iron railings to the front of the property, the front garden is designed for ease of maintenance.

### **REAR GARDEN**

Fenced boundaries to both sides and to the rear elevations. Block paved patio area with seating. The garden is mainly laid to lawn with a wide range of mature trees and stocked borders. There is a gated access to the side of the property and another gate accessing the Garage Block.

### **GARAGE**

Within a block of 5 Garages with power and lighting. There is also parking to the front of the Garage.

### **DIRECTIONS**

From the Agents offices proceed along New Road, over the traffic lights into Westlode Street. Proceed to the end turning left into Albion Street and then, after passing the entrance to the Sports Centre car park, take the next left hand turning into Chambers Court.

### **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 offers a fast train link with London's Kings Cross minimum journey time 50 minutes.









# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

## Ref: S11492

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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