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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Tointon Close, Spalding PE11 1GS

£269,950 Freehold

- 4 Bedroom Detached House
- Low Maintenance Rear Garden
- 4 Bedrooms, En-Suite to Master
- Study, Utility
- Viewing Recommended

Modern 4 bedroom detached house with conservatory, enclosed gardens and single garage. UPVC windows and gas central heating. Popular town location.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Through the front entrance door with obscure glazed side panel to:

RECEPTION HALL

11' 6" x 11' 1" (3.53m x 3.39m) maximum Fitted carpet, 2 ceiling lights, doorbell chime, smoke alarm, radiator, telephone point, downstairs store cupboard, doors arranged off to:

STUDY

5' 8" x 7' 0" (1.74m x 2.14m) UPVC window to the front elevation, ceiling light, radiator, range of coat hooks, consumer unit.

CLOAKROOM

6' 0" x 4' 0" (1.85m x 1.22m) Two piece suite comprising low level WC and wash hand basin, extractor fan, ceiling light, radiator.

LOUNGE

14' 9" x 11' 11" (4.52m x 3.64m) UPVC window to the front elevation, radiator, 2 ceiling lights, fitted carpet, square arch opening to:

DINING ROOM

8' 11" x 11' 11" (2.72m x 3.65m) Radiator, ceiling light, fitted carpet, glazed UPVC doors opening into:



CONSERVATORY

12' 3" x 11' 5" (3.75m x 3.49m) Dwarf brick and UPVC construction with pitched glazed roof, tiled floor, wall light, pair of glazed UPVC doors opening on to the rear garden.

FITTED KITCHEN

11' 8" x 8' 2" (3.57m x 2.49m) Range of modern units comprising base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl stainless steel single drainer sink unit with mixer tap, eye level wall cupboards, intermediate wall tiling, Zanussi electric oven, 4 burner gas hob, multi speed cooker hood, appliance space, ceramic floor tiles, recessed ceiling lights, UPVC window to the rear elevation.

UTILITY ROOM

7' 4" x 5' 4" (2.26m x 1.64m) Worktop with fitted base cupboards and drawers beneath, plumbing and space for washing machine, further appliance space, tiled splashback, tiled floor, cupboard housing the Glow Worm gas fired central heating boiler, part obscure glazed external entrance door, extractor fan.

From the Reception Hall the carpeted return staircase with UPVC window to the front elevation leads to:

FIRST FLOOR LANDING

Access to loft space, 2 ceiling lights, smoke alarm, radiator, doors arranged off to:

BEDROOM 1

12' 0" x 11' 4" (3.67m x 3.47m) Recessed double and single wardrobe, UPVC window to the front elevation, radiator, ceiling light.

EN-SUITE SHOWER ROOM

5' 10" x 6' 5" (1.79m x 1.98m) Tiled shower cubicle, low level WC, wash hand basin, recessed ceiling lights, extractor fan, obscured glazed UPVC window, radiator.

BEDROOM 2

12' 0" x 10' 2" (3.67m maximum x 3.12m) UPVC window to the rear elevation, radiator, ceiling light, built-in double wardrobe with hanging rail (included within the room measurement).

BEDROOM 3

8' 9" x 8' 11" (2.69m x 2.74m) UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 4

8' 10" x 8' 5" (2.70m x 2.59m) maximum UPVC window to the rear elevation, ceiling light, radiator.

BATHROOM

5' 11" x 9' 11" (1.81m x 3.04m) maximum Three piece suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, recessed ceiling lights, extractor fan, radiator, obscure glazed UPVC window.

EXTERIOR

The property occupies a corner plot with paved frontage, canopied storm porch and external electric light, side block paved driveway with back to back parking for two cars, externally accessed gas and electricity meters and access to:

DETACHED GARAGE

16' 6" x 8' 7" (5.05m x 2.62m) Brick construction beneath a pitched tiled roof with up and over door, concrete floor, power and lighting, external electric light. Hand gate giving access to:

ENCLOSED LOW MAINTENANCE REAR GARDEN

Predominantly paved with a small raised border, greenhouse and store shed. Fencing to the side and rear boundaries, further outside light and cold water tap.

DIRECTIONS

Proceed along Pinchbeck Road continuing past the West Elloe traffic lights and then turning left at the next traffic lights into Woolram Wygate. Proceed over the level crossing, continue turning left into the original part of Woolram Wygate passing the primary school and then taking a right hand turning into Nursery Way. Where the road forks follow the signs into Tointon Close and the property is situated on the right hand side.

AMENITIES

Local primary schools, shops and the town centre are all within easy walking distance along with the 'in town' bus service and the town centre has a full range of shopping, banking, leisure, commercial, medical and educational facilities.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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: S11498

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

R. Longstaff & Co LLP.

5 New Road, Spalding, Lincolnshire PE11 1BS

CONTACT

T: 01775 766766 E: spalding@longstaff.com www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		