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## The Gatehouse, 100 Matmore Gate, Spalding PE11 2PN

**£359,995 Freehold**

- Former Gatehouse with Original Features
- 3 Double Bedrooms
- Extended Ground Floor Accommodation
- Conservatory
- Gas Central Heating

Superbly presented property situated in an ideal location for primary and secondary schools and within walking distance of the town. The accommodation has many original features and comprises of entrance lobby, study area, utility room, doakroom, snug, conservatory, kitchen diner and lounge to the ground floor; 3 double bedrooms (en-suite to the master) and family bathroom to the first floor. Single garage, multiple off-road parking and enclosed mature gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Solid wooden obscured glazed door leading into:

#### **ENTRANCE LOBBY**

Skimmed ceiling, centre light point, radiator, tiled flooring, door into:

#### **CLOAKROOM**

Obscured UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, extractor fan, tiled flooring, fitted with a two-piece suite comprising low level WC and wash hand basin.

From the Entrance Lobby opening into:



#### **STUDY/BOOT ROOM**

7' 1" x 9' 8" (2.17m x 2.96m)

UPVC double glazed window to the front elevation, skimmed and covered ceiling, 2 fitted wall lights, ceramic tiled flooring, double radiator, BT points, electric consumer unit. Understairs cupboard with coat rail and shelving.

#### **UTILITY ROOM**

6' 1" x 9' 8" (1.87m x 2.97m)

UPVC double glazed window to the front elevation, obscured solid wooden glazed door to the side elevation, skimmed and covered ceiling, centre light point, ceramic tiled flooring, radiator, fitted with a range of base and eye level units, work surfaces over, space for tumble dryer, wall mounted Ideal Logic gas combination boiler with Magna Clean unit and central heating controls.

From the Study a door leads into:

#### **SNUG**

11' 2" x 11' 1" (3.41m x 3.39m)

UPVC double glazed window to the rear elevation, coved ceiling, decorative cornice, 2 spotlight fittings, radiator, feature brick fireplace with wooden mantle and gas coal effect fire, TV point, wooden glazed double doors leading into:

#### **CONSERVATORY**

12' 2" x 10' 2" (3.71m x 3.12m)

Dwarf brick wall 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, power points.

From the Entrance Lobby a solid wooden part glazed door into:

#### **KITCHEN DINER**

25' 1" x 19' 3" (7.65m x 5.89 m) maximum

#### **DINING AREA**

Coved and textured ceiling, centre light point, radiator, oak laminate flooring, storage cupboard off with shelving, central heating thermostatic controller, square arch with LED lighting into:

#### **KITCHEN AREA**

Vaulted ceiling, centre light point, 2 spotlight fittings, Velux window, UPVC double glazed window to the side elevation, UPVC double glazed French doors to the side elevation with matching full length glazed panels to both sides, double radiator, tiled flooring, fitted with a handmade kitchen with a wide range of base, eye level and drawer units, Quartz worktop over, stainless steel wine cooler, integrated Bosch dishwasher, plumbing and space for washing machine, freestanding Falcon professional kitchen Range with 5 burner gas hob and 2 ovens (1 fan assisted) and warming drawer and grill, integrated extractor hood over, integrated fridge freezer, telephone point, TV point.

From the Dining Area double doors leading into:





### **LOUNGE**

15' 5" x 17' 2" (4.7m x 5.24m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation, skimmed ceiling, decorative ceiling rose, centre light point, decorative cornice, 2 double radiators, TV point, 2 wall lights, feature wooden fireplace with tiled hearth and brick inserts with fitted multi fuel burner.

From the Dining Area the staircase rises to:

### **FIRST FLOOR LANDING**

Skimmed and coved ceiling, 3 centre light points, radiator, UPVC double glazed window to the front elevation.

Storage cupboard housing hot water cylinder and slatted shelving.

### **MASTER BEDROOM**

15' 3" x 12' 11" (4.67m x 3.96m) maximum

UPVC double glazed window to the front elevation, part sloping ceiling, access to loft space, radiator, TV point, telephone point, fitted wardrobes, door into:

### **EN-SUITE BATHROOM**

6' 11" x 5' 4" (2.11m x 1.65m)

Obscured UPVC double glazed window to the rear elevation, fully tiled walls, ceramic tiled floor, double radiator, three-piece suite comprising walk in shower enclosure with Triton shower with screen, pedestal wash hand basin and low level WC and extractor fan.

### **BEDROOM 2**

11' 1" x 11' 0" (3.38m x 3.37m maximum)

UPVC double glazed window to the rear elevation and radiator.

### **BEDROOM 3**

11' 10" x 7' 10" (3.61m x 2.39m)

UPVC double glazed window to the rear elevation, radiator, TV point, fitted furniture comprising double wardrobe with double top box over.

### **BATHROOM**

9' 4" x 9' 3" (2.87m x 2.82m)

Obscured UPVC double glazed window to the front elevation, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail, fitted with a four-piece suite comprising deep corner bath with inbuilt seat and side mixer taps with shower attachment, corner shower cubicle with a Mira shower and glass pivot door, pedestal hand basin with mirror and shaver point over, low level WC and extractor fan.





### **EXTERIOR**

Wrought iron railings with 2 wrought iron gates to the front of the property. To the side there is a gravelled driveway providing multiple off-road parking, access to garage and into the rear garden.

The front garden is low maintenance with patio, gravelled area and raised beds. External lighting.

### **REAR GARDEN**

Laid to lawn with extensive borders and beds of plants, shrubs and trees, extensive patio area, lighting, fenced boundaries.

### **DIRECTIONS**

From the town's High Bridge proceed straight over onto Church Street. Follow the left-hand bend onto Halmergate and turn immediately right onto Stonegate. Turn left onto Matmore Gate and the subject property is towards the end of the road on the right-hand side.

### **AMENITIES**

The nearby Coronation Channel provides walking opportunities, the Tesco Convenience Store on the corner of Matmore Gate and Stonegate is within an easy walk as is the High School, local primary school and the town centre. Spalding offers a full range of shopping, leisure, banking, commercial and educational facilities along with bus and railway stations and the modern Johnson Hospital.





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: S11539 (16/08/24)**

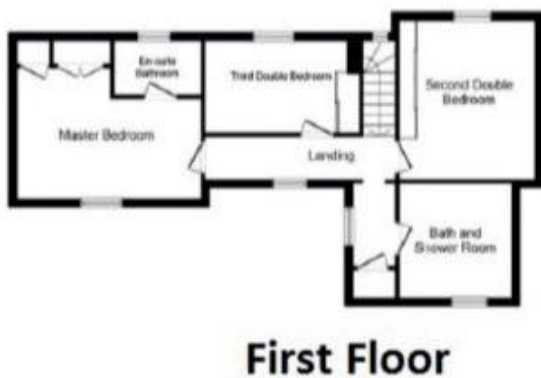
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property 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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		