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



35 High Street, Spalding PE11 1TX

**£280,000 Freehold**

- Five Bedrooms
- Gas Central Heating
- Town Location
- Mature Rear Gardens
- Superbly Presented

Deceptively spacious, superbly presented, 5 bedroom mid-terraced property with accommodation comprising entrance hallway, basement with 2 bedrooms, lounge diner, reception room 2, recently refitted kitchen diner and family bathroom to the ground floor; 3 bedrooms and cloakroom to the first floor. Enclosed rear gardens, multiple off-road parking. Outside Cabin with kitchen, cloakroom and lounge.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



### **ACCOMMODATION**

Obscured UPVC double glazed door leading into:

### **ENTRANCE HALLWAY**

Skimmed ceiling, centre light point, radiator, laminate flooring, storage cupboard off, staircase rising to first floor, staircase leading to Basement, door leading to:

### **LOUNGE**

15' 8" x 21' 7" (4.78m x 6.60m) UPVC double glazed window to the front and rear elevations, skimmed and covered ceiling, 3 centre light points, feature fireplace with Stoves effect electric fire, part glazed door into:



### **DINING ROOM**

14' 4" x 15' 3" (4.38m x 4.66m) UPVC double glazed window to the rear elevation, oak effect laminate flooring, 2 radiators, TV point, skimmed and coved ceiling, decorative ceiling rose, centre light point.



### **KITCHEN BREAKFAST ROOM**

11' 8" x 12' 0" (3.57m x 3.67m) UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitment, tiled flooring, recently refitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, solid wood worktops, integrated dishwasher, freestanding Range style cooker, space for American style fridge freezer, door into:



### **FAMILY BATHROOM**

6' 5" x 11' 6" (1.97m x 3.52m) Skimmed ceiling, centre spotlight fitment, radiator, tiled flooring, fully tiled walls, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with swan mixer tap, oval bath with central mixer tap, shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway the staircase rises to:



### **FIRST FLOOR GALLERIED LANDING**

UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, smoke alarm, Study/Office area to the top of the Landing. Door into:

### **CLOAKROOM**

Part tiled walls, skimmed ceiling, centre light point, fitted with a two piece suite comprising low level WC and corner wash hand basin with tap.

### **MASTER BEDROOM**

15' 0" x 15' 9" (4.59m x 4.82m) UPVC double glazed window to the front and rear elevations, skimmed ceiling, decorative ceiling rose, 2 centre light points, TV point, double radiator, storage cupboard off housing boiler.

### **BEDROOM 2**

11' 8" x 12' 3" (3.58m x 3.74m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, laminate flooring.

### **BEDROOM 3**

8' 7" x 11' 8" (2.64m x 3.58m) UPVC double glazed window to the





rear elevation, skimmed ceiling, centre light point, laminate flooring, double radiator.

From the Entrance Hallway a staircase leading down to:

#### **BASEMENT**

#### **LOBBY**

Skimmed ceiling, centre light point.

#### **BEDROOM 4**

8' 0" x 15' 3" (2.45m x 4.66m) UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, double radiator, TV point.

#### **BEDROOM 5**

11' 8" x 11' 8" (3.56m x 3.58m) Skimmed ceiling, inset LED lighting, double radiator, storage cupboard off.

#### **EXTERIOR**

Right of Way access leading to double gates on to an extensive gravelled driveway providing multiple off-road parking, fitted Astro turf, range of shrubs and trees. Brick built workshop, raised decking area with pergola, further seating area.

#### **STUDIO/ANNEXE**

11' 5" x 17' 7" (3.49m x 5.38m) Brick built and wood clad. UPVC double glazed French doors to the side elevation leading into:

#### **LOUNGE AREA**

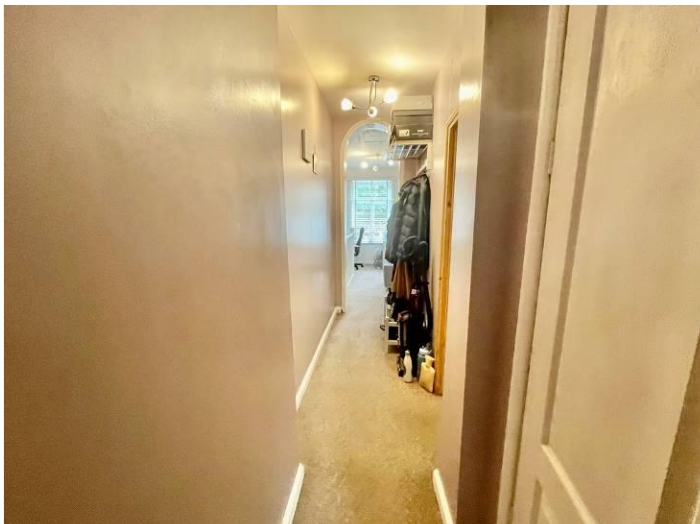
2 fitted double glazed Velux windows, TV point, LED lighting, opening into:

#### **KITCHEN AREA**

Double glazed Velux windows, LED lighting, fitted with a range of base and eye level units, inset stainless steel sink with taps.

#### **CLOAKROOM**

Fitted with a low level WC, pedestal wash hand basin, wooden beamed ceiling, inset LED lighting, vinyl floor covering.

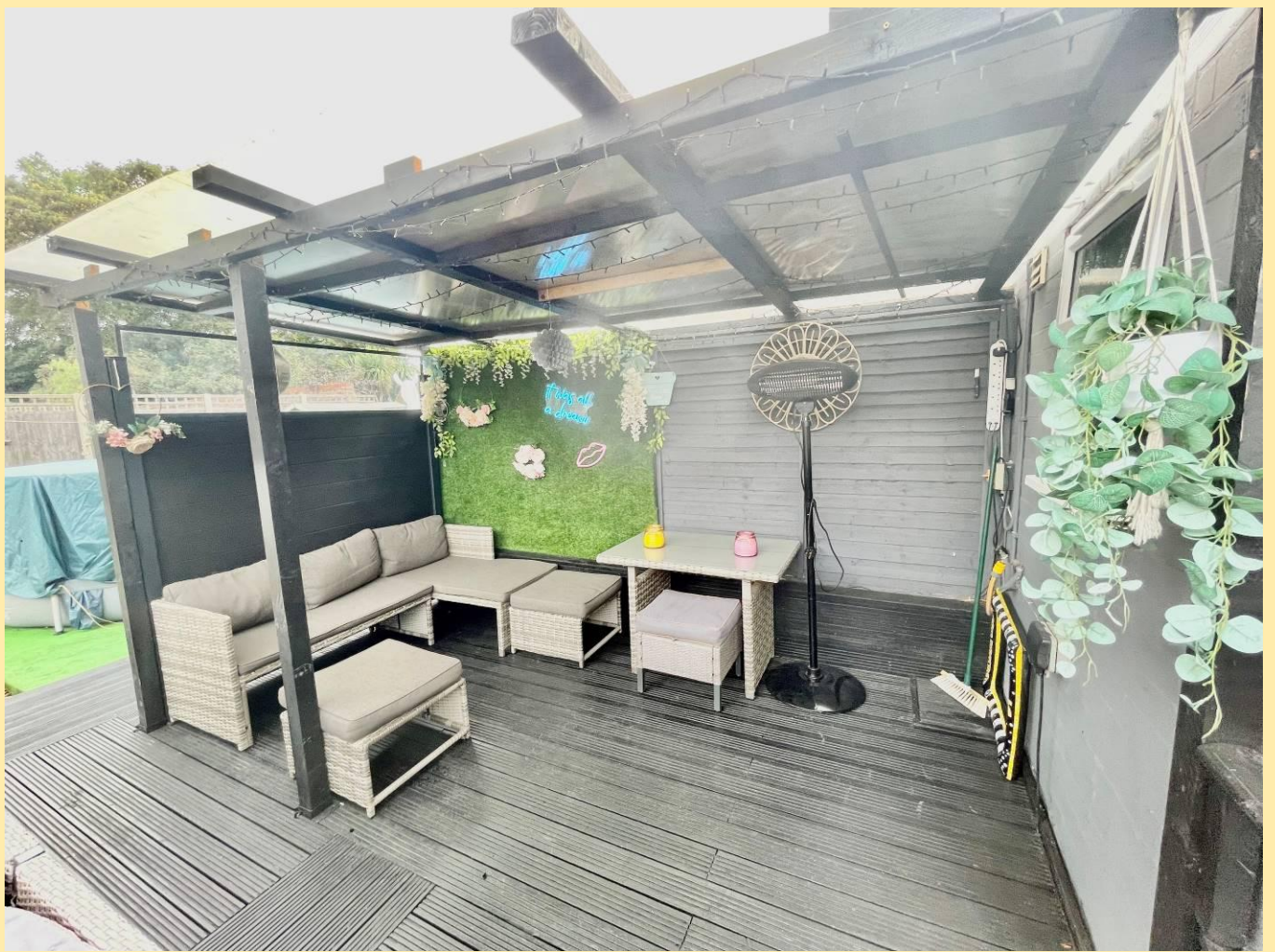




## DIRECTIONS

The property is situated on the east bank of the River Welland on the High Street close to the centre of town. From the Agents Offices if travelling by car, continue along New Road, over the traffic lights into Westlode Street and at the far end turn off left into Albion Street. Proceed to the roundabout, crossing the river and doubling back along Commercial Road, continuing into High Street (one way) and the property is situated on the left hand side.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

**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: 16712**

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		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		