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6 Mendip Close, Spalding PE11 3AR

£399,995 Freehold

- Detached 4 Bedroom House
- Recently Refitted Kitchen
- Refitted Bathroom, En-Suite and Cloakroom
- Superbly Presented Gardens
- Viewing Highly Recommended

Superbly presented 4 bedroom detached property situated in a prime location with accommodation comprising entrance hallway, lounge, dining room, kitchen, breakfast room, outer lobby, cloakroom/utility to the ground floor; 4 double bedrooms (en-suite to the master) and family bathroom to the first floor. Mature garden to the rear, integral garage, multiple off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with extensive lighting and through a composite obscured double glazed door leading into:

ENTRANCE HALLWAY

6' 11" x 14' 9" (2.13m x 4.52m) Skimmed and coved ceiling, inset LED lighting, smoke alarm, radiator, oak plank effect laminate flooring, newly fitted oak staircase and balustrade, rising to first floor. Solid oak glazed door into:

LOUNGE

12' 2" x 16' 11" (3.71m x 5.18m) Skimmed and coved ceiling, centre light point, UPVC double glazed bay window to the front elevation, double radiator, TV point, brick fireplace with oak mantle and tiled hearth with fitted log effect 'Mendip Stoves' gas fire. Double oak glazed doors into:



DINING ROOM

9' 10" x 12' 2" (3.0m x 3.71m) UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, central heating thermostat.

From the Entrance Hallway solid oak glazed door leading into:

KITCHEN

12' 1" x 9' 3" (3.70m x 2.84m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, smoke alarm, double radiator, BT point, oak plank effect laminate flooring. Recently refitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with stainless steel pull out mixer tap, under cabinet lighting, integrated fridge, integrated dishwasher, freestanding Range style Belling cooker with 7 ring gas burner hob, 2 double fan assisted electric ovens, Smeg canopy extractor hood over, lighting. Solid oak doors leading into:



UNDERSTAIRS STORAGE CUPBOARD

Shelving and coat rail.

WALK-IN PANTRY

Centre light point, extractor fan, fitted shelving, oak plank effect laminate flooring.



From the Kitchen an open arch leads into:

BREAKFAST ROOM

6' 1" x 9' 1" (1.87m x 2.77m) UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, inset LED lighting, oak plank effect laminate flooring, radiator, part wood panelling to the walls, fitted base unit with work surface over, wall shelving, space for fridge freezer. Solid oak door leading into:



OUTER HALLWAY

3' 10" x 6' 5" (1.17m x 1.96m) Obscured UPVC double glazed door to the side elevation, skimmed and coved ceiling, inset LED lighting, part wood panelling to the walls, fitted oak effect laminate flooring, radiator.

CLOAKROOM/UTILITY

3' 4" x 9' 1" (1.02m x 2.78m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, fitted oak effect laminate flooring, part tiled walls, heated towel rail, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap, fitted base unit, eye level unit, tiled splashbacks, work surfaces over, plumbing and space for washing machine.

From the Breakfast Room the UPVC double glazed French doors leading into:

CONSERVATORY

9' 9" x 11' 6" (2.99m x 3.51m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, 2 centre spotlight fittings, dimmer switch control, tiled flooring, various power points, wood panelling, glass heat resistant roof, fitted window blinds, TV point.

From the Entrance Hallway the staircase rises to:





FIRST FLOOR GALLERIED LANDING

12' 0" x 16' 6" (3.66m x 5.03m) maximum UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, smoke alarm, radiator, access to partly boarded loft space with pull down ladder and lighting. Storage cupboard housing hot water cylinder with slatted shelving and lighting.

MASTER BEDROOM

12' 2" x 14' 4" (3.71m x 4.39m) 2 UPVC double glazed windows to the rear elevation, skimmed and coved ceiling, centre light point, TV point, telephone point, radiator, fitted wardrobe with hanging rail and shelving. Solid oak door to:

FITTED REFITTED EN-SUITE

6' 2" x 7' 3" (1.90m x 2.22m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, vinyl floor covering, heated towel rail, glass illuminated mirror, part wood panelling, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and further matching drawer units, walk-in shower enclosure with fitted rainfall shower and further shower attachment tap.

BEDROOM 2

12' 2" x 12' 7" (3.71m x 3.85m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3

9' 1" x 16' 5" (2.79m x 5.01m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

BEDROOM 4

6' 11" x 8' 5" (2.11m x 2.57m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

FAMILY BATHROOM

6' 6" x 7' 10" (2.0m x 2.40m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, built-in extractor fan, heated towel rail, vinyl floor covering, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with further storage units, 'P' shaped bath with mixer tap and fitted Mira thermostatic shower over with rainfall shower head and further shower attachment tap.

EXTERIOR

Block paved pathways, block paved patio to the front, laid to lawn with pebbled area and outdoor lighting, wide range of mature shrubs and trees. Gravelled driveway providing multiple off-road parking for vehicles leading to:

GARAGE

8' 11" x 16' 6" (2.72m x 5.03m) Electric garage door, electric consumer unit (newly fitted), power points, electric, Viessmann gas boiler.



The side access wooden gate leads with block paved pathway, cold water tap and lighting leads into:

REAR GARDEN

Beautifully presented mature gardens to the rear with block paved pathways, lighting, external electric socket, mainly laid to lawn with a wide range of mature shrub and tree borders and further gravelled area.

To the other side elevation there is a:

WOODEN TOOL SHED

4' 7" x 16' 8" (1.41m x 5.09m)

SUMMERHOUSE

Oval patio outside, wooden glazed door to the front elevation, 2 wooden glazed windows to the side elevation.

DIRECTIONS

From the centre of Spalding proceed along Pinchbeck Road continue over the West Elloe traffic lights then into the left hand lane turning left at the next traffic lights into Woolram Wygate. Proceed over the level crossing take the third right hand turning into Two Plank Lane follow the road round to the left into Farthingales and then turn right into Mendip Close where the property is situated on the right hand side.

AMENITIES

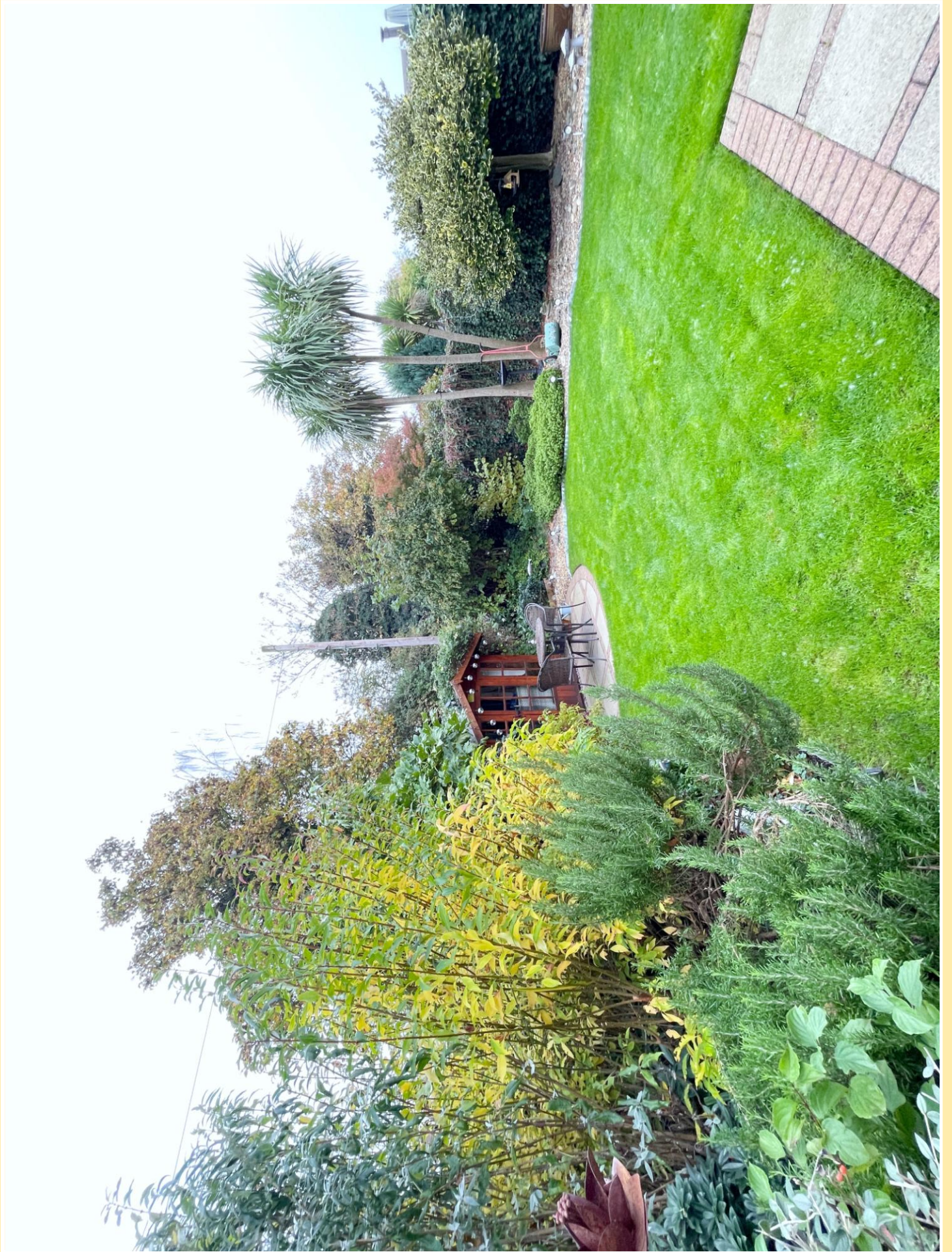
Local primary schools, shops and the town centre are within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.















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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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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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		