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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Ingleby Court, Spalding PE12 6BA

£277,000 Freehold

- 3 Bedrooms
- Four Piece Bathroom Suite
- New Windows, Doors and Electric Garage Door 2024
- Easy Access on to A16
- Ideal Family Property

Well presented 3 bedroom link detached house situated on the edge of town. Accommodation comprising entrance hallway, lounge diner, kitchen, utility room and cloakroom to the ground floor; 3 bedrooms and four-piece bathroom to the first floor. Enclosed mature rear gardens, off-road parking, single garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lighting and an obscured composite door with matching obscured UPVC double glazed full length panels to both side elevations leading into:

ENTRANCE HALLWAY

5' 10" x 14' 2" (1.80m x 4.33m) Coved and textured ceiling, centre light point, central heating controls, central heating thermostat, radiator, BT point, door into:

KITCHEN

9' 8" x 12' 7" (2.96m x 3.85m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre spotlight fitment, understairs storage cupboard with coat rail, pantry with lighting and shelving, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, integrated four ring stainless steel gas hob, extractor hood over, integrated double stainless steel fan assisted oven, plumbing and space for washing machine, inset stainless steel sink with mixer tap, door into:

UTILITY ROOM

6' 6" x 8' 0" (2.0m x 2.45m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, textured ceiling,



centre light point, radiator, tiled flooring, plumbing and space for washing machine, space for fridge freezer, space for tumble dryer, door into:

CLOAKROOM

4' 3" x 4' 1" (1.30m x 1.27m) Skimmed ceiling, centre light point, extractor fan, part tiled walls, tiled flooring, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.

LOUNGE/DINER

LOUNGE

12' 4" x 15' 0" (3.77m x 4.59m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, square arch to:

DINING ROOM

9' 7" x 11' 9" (2.94m x 3.60m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 4" x 9' 6" (2.24m x 2.92m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, door into:

MASTER BEDROOM

11' 0" x 13' 10" (3.36m x 4.23m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted double door wardrobe into recess with hanging rail and shelving.

BEDROOM 2

10' 11" x 12' 9" (3.35m x 3.90m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted double door wardrobes fitted into recess with hanging rail and shelving, storage cupboard off with slatted shelving, central heating controls and housing Alpha gas combination boiler.

BEDROOM 3

7' 6" x 8' 9" (2.29m x 2.67m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

8' 6" x 9' 3" (2.60m x 2.84m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with rainfall mixer tap, bath with mixer tap, separate shower attachment tap, shower cubicle with fitted thermostatic shower over with rainfall shower head and further shower attachment tap.

EXTERIOR

Lawned garden to the front with a wide range of mature shrubs and trees, paved pathways, wooden side access gate leading into the rear.

Extensive driveway providing off-road parking.

ATTACHED GARAGE

8' 1" x 17' 3" (2.47m x 5.26m) Electric roller door, power points and lighting, electric consumer unit, gas meter, cold water tap.

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrubs and trees, 2 patio areas, raised shrub borders, external lighting, cold water tap. Wooden garden shed.

DIRECTIONS

From the centre of the town at the High Bridge proceed along Church Street continue round the bend into Halmergate then proceed without deviation in an easterly direction up to the far end of Halmergate, go over the mini roundabout on to Low Road and then turn right hand turning into Helmsley Way and follow the road down and then take a left hand turning Ingleby Court where upon the property is situated on the left hand side.



TENURE Freehold

SERVICES All Mains – New Boiler approximately 2 years ago.

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

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Ref: S11679 (April 2025)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		