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## 61 Campbells Close, Spalding PE11 2UH

**£285,000 Freehold**

- Large Plot
- No Onward Chain
- 3 Reception Rooms, Conservatory
- 4 Bedrooms
- Garage

Spacious 4 bedroom detached house with established gardens, ample parking and garage. Gas central heating, UPVC windows. Entrance hall, kitchen, 3 reception rooms, cloakroom, 4 bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

**ACCOMMODATION**

Side entrance door to:

**ENTRANCE PORCH**

Obscure glazed inner door to:

**RECEPTION HALL**

Fitted carpet, coved cornice, ceiling light, staircase off, doors arranged off to:

**FAMILY ROOM**

14' 9" x 10' 10" (4.50m x 3.32m) UPVC window overlooking the garden, radiator, fitted carpet, coved cornice.

**LOUNGE**

16' 11" x 11' 8" (5.17m x 3.58m) Stone effect chimney breast with side display plinth and electric fire, fitted carpet, coved cornice, UPVC window overlooking the garden, 2 radiators, ceiling light, 2 wall lights, telephone point, TV point, half glazed UPVC door to:



#### **CONSERVATORY**

11' 4" x 7' 0" (3.47m x 2.15m) Dwarf brick and UPVC construction with mono pitched polycarbonate roof, radiator, tiled floor, UPVC French doors.

#### **DINING ROOM**

11' 11" x 8' 5" (3.65m x 2.58m) Fitted carpet, UPVC window, serving hatch, ceiling light, radiator, TV point.



#### **KITCHEN**

15' 0" x 11' 9" (4.59m x 3.59m) Modern base cupboards and drawers, roll edged worktops, eye level wall cupboards, tiled floor, freestanding oven, ceiling light, serving hatch, UPVC rear entrance door, dual aspect with UPVC windows to the side and rear elevations, resin sink unit with mono block mixer tap, cupboard housing the gas boiler with store shelves and electric light.

#### **CLOAKROOM**

Two piece suite comprising low level WC and pedestal wash hand basin, obscure glazed UPVC window, ceiling light.

From the Reception Hall the staircase rises via a Half Landing with obscure glazed UPVC external entrance door on to the fire escape metal staircase. Continuing to the:

#### **FIRST FLOOR LANDING**

Access to loft space, radiator, ceiling lights, built-in Airing Cupboard, doors arranged off to:



#### **BEDROOM 1**

17' 0" x 12' 7" (5.19m x 3.86m) Including fitted 3 door wardrobe unit. Coved cornice, UPVC window to the front elevation, radiator, ceiling light, fitted carpet.

#### **BEDROOM 2**

18' 0" x 10' 10" (5.51m x 3.32m) UPVC window to the rear elevation, coved cornice, radiator, ceiling light.

#### **BEDROOM 3**

14' 9" x 9' 11" (4.51m x 3.03m) UPVC window to the front elevation, coved cornice, ceiling light, radiator.

#### **BEDROOM 4**

12' 0" x 7' 3" (3.68m x 2.21m) UPVC window to the front elevation, ceiling light, radiator.

#### **BATHROOM**

12' 2" x 6' 9" (3.71m x 2.08m) Fitted four piece suite comprising panelled bath, corner shower cabinet with fitted shower, pedestal wash hand basin, low level WC, fully tiled walls, dual aspect with 2 obscure glazed UPVC windows, radiator.





### **EXTERIOR**

The property is approached over a tarmac road accessing No's 59 and 61 along with the National Grid electricity sub station. The property itself has a block paved parking area and driveway with multiple parking, raised border and access to:

### **ATTACHED GARAGE**

15' 10" x 8' 5" (4.84m x 2.59m) Up and over door, concrete floor, power and lighting, fuse box.

### **ATTACHED BRICK STORE**

3' 2" x 8' 5" (0.98m x 2.59m) Gated access leading round to the side of the property where there is an extensive paved patio area, access to:

### **EXTERNAL METAL FIRE ESCAPE STAIRCASE**

Cold water tap and access through to:

### **ESTABLISHED GARDENS**

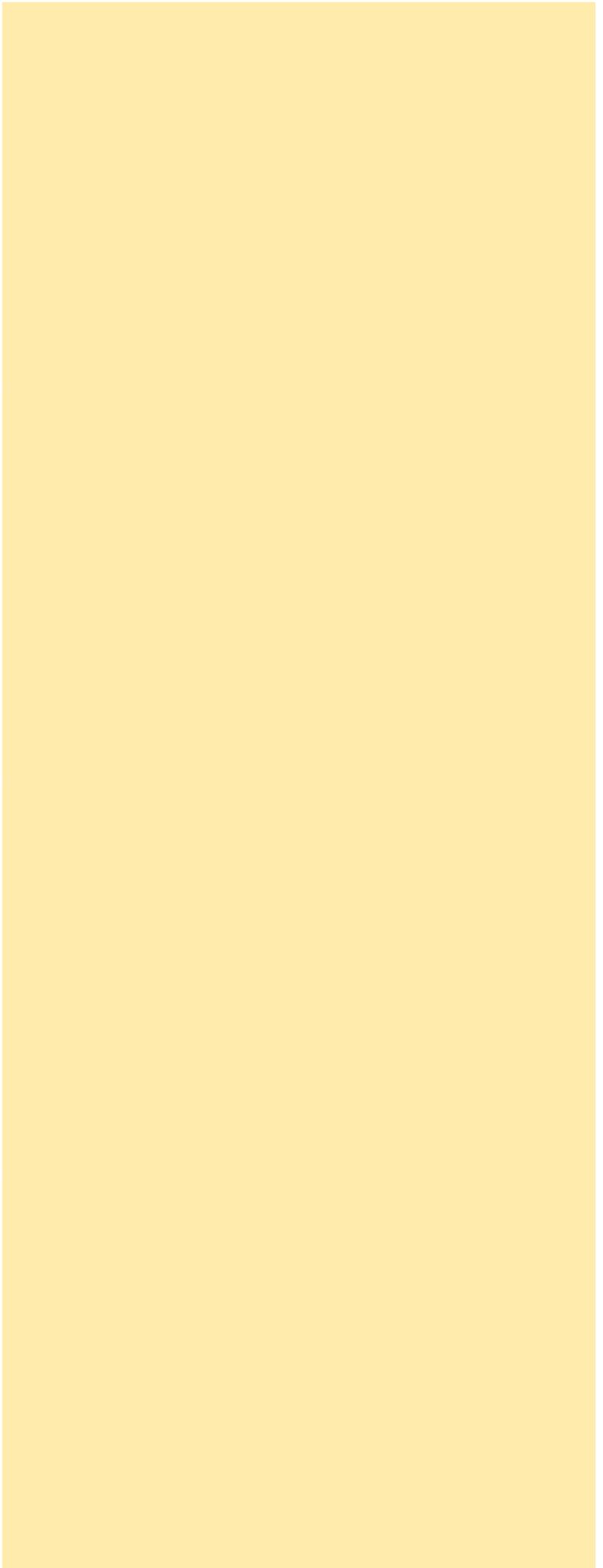
Mainly laid to lawn with mature plum and pear trees, metal garden store shed, decking area, gravelled seating area and a combination of fencing and hedgerow to the external boundaries.

### **DIRECTIONS**

From the centre of Spalding proceed in a southerly direction along the west bank of the River Welland along London Road up to the 'T' junction, turning right on to Little London, proceeding for a short distance, turning right into Campbells Close and immediately right into the aforementioned tarmac driveway.

### **AMENITIES**

Nearby facilities at Little London including public house, general stores and builders merchants. The town is just over a mile distant offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

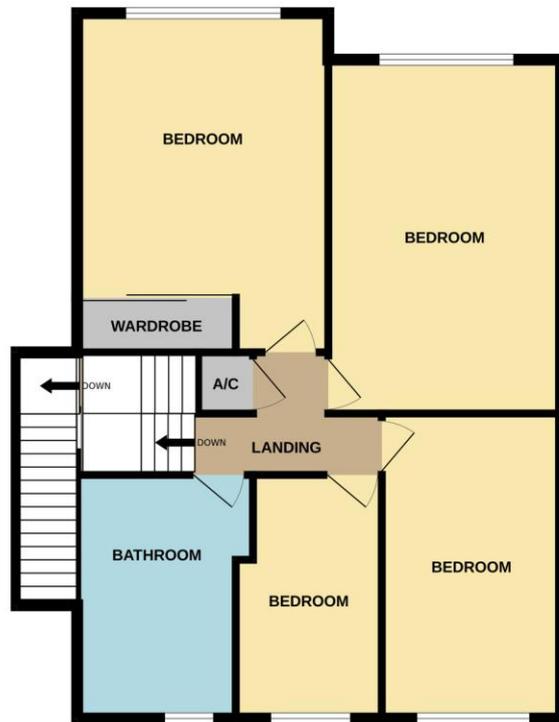




GROUND FLOOR



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		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND**

**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: S11842**

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.co.uk](mailto:spalding@longstaff.co.uk)  
[www.longstaff.co.uk](http://www.longstaff.co.uk)

