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## 35 Halmergate, Spalding PE11 2EE

**£325,000 Freehold**

- 3 Bedroomed Detached House
- 2 Reception Rooms
- Gas Central Heating
- No Chain
- Viewing Recommended

Substantial detached residence situated in a prime location. Accommodation comprising entrance hallway, dining room, lounge, kitchen, inner hallway, utility room and cloakroom to the ground floor; 3 bedrooms and family bathroom. Multiple off-road parking, integral garage. Mature gardens to the front and rear. No chain.

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### **ACCOMMODATION**

Open porch with quarry tiled flooring, skimmed ceiling, lighting and through a wooden obscured leaded door with decorative glass into:

### **ENTRANCE HALLWAY**

7' 10" x 11' 6" (2.41m x 3.52m) Coved ceiling, decorative ceiling rose, centre light point, BT point, radiator, staircase rising to first floor, door into:

### **DINING ROOM**

12' 3" x 13' 11" (3.75m x 4.26m) UPVC double glazed bay window to the front elevation, coved ceiling, decorative ceiling rose, centre light point, 3 uplifter wall lights, radiator.

From the Entrance Hallway a door leads into:





### LOUNGE

14' 0" x 16' 9" (4.29m x 5.12m) UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation with matching full length UPVC double glazed panels to both sides, skimmed and coved ceiling, centre light point, double radiator, TV point, feature wooden fire surround with marble insert and hearth and coal effect gas fire.

From the Entrance Hallway an obscured glazed door leads into:



### KITCHEN

7' 11" x 15' 3" (2.42m x 4.65m) 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, 2 strip lights, double radiator, door into PANTRY with shelving, coat rail and lighting. The kitchen is fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, drawer units, integrated ceramic hob, integrated double fan assisted stainless steel electric oven, built-in extractor hood over, integrated fridge, display cabinets, door to:



### INNER HALLWAY

4' 10" x 10' 0" (1.49m x 3.07m) Skimmed ceiling, centre light point, obscured UPVC double glazed door to the side elevation, obscured glazed door into Garage, storage cupboard off with shelving and lighting, door into:

### UTILITY ROOM

6' 0" x 9' 7" (1.85m x 2.93m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, fitted with a range of base units and drawers, work surfaces over, Belfast sink with taps, wall mounted Viessman gas boiler, central heating controls, plumbing and space for washing machine, space for fridge/freezer, radiator, door into:



### CLOAKROOM

2' 8" x 4' 10" (0.82m x 1.49m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, fully tiled walls, radiator, fitted with a low level WC.

From the Entrance Hallway the staircase rises to:



### FIRST FLOOR GALLERIED LANDING

8' 0" x 10' 7" (2.46m x 3.25m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, smoke alarm, radiator, door into:

### MASTER BEDROOM

11' 10" x 16' 8" (3.63m x 5.10m) UPVC double glazed bay window



to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted bedroom furniture comprising triple wardrobe, 2 double wardrobes and further drawer units.

#### **BEDROOM 2**

12' 2" x 13' 11" (3.73m x 4.25m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator.

#### **BEDROOM 3**

7' 11" x 8' 2" (2.43m x 2.51m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point.

#### **FAMILY BATHROOM**

6' 10" x 7' 10" (2.10m x 2.40m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, access to loft space, fully tiled walls, medicine cabinet, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap with fitted thermostatic shower over and screen. Storage cupboard off housing hot water cylinder with slatted shelving.

#### **EXTERIOR**

Hedged boundaries to the front and side with lawned front garden with mature shrubs and trees. Extensive block paved driveway and pathways. Wooden access gate to the side leading into rear garden. Flood lighting.

#### **GARAGE**

9' 7" x 16' 11" (2.93m x 5.18m) UPVC double glazed window to the side elevation, wooden obscured glazed door to the front elevation, electric consumer unit, gas and electric meter, power and lighting.

#### **REAR GARDEN**

Extensive patio area, cold water tap, the garden is mainly laid to lawn with mature shrub and tree borders, wooden garden shed, glasshouse, small pond.



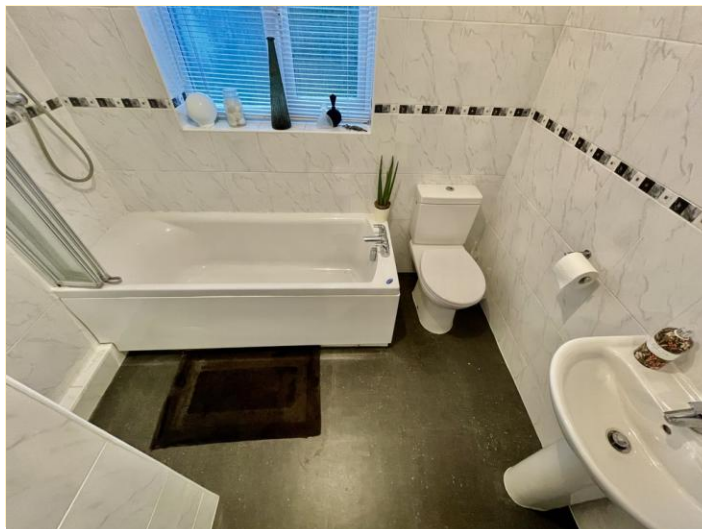


### **DIRECTIONS**

From the centre of Spalding at the High Bridge proceed into Church Street passing the Church veering left into Halmergate and the property is situated on the left hand side.

### **AMENITIES**

The centre of the Historic market town of Spalding with the picturesque River Welland, innovative Water Taxi Service and large range of shopping, banking, leisure educational and commercial facilities is easily accessed from the property. Spalding also has bus and railway stations along with the Springfields Retail Outlet and Festival Gardens. The Cathedral City of Peterborough is approximately 18 miles to the south. Peterborough has extensive facilities and also access to the A1 plus rail links along the East Coast Mainline to London Kings Cross minimum journey time 50 minutes









Awaiting floorplan

Awaiting EPC

**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: S11954**

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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