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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 Wisteria Close, Spalding PE11 2DL

£375,000 Freehold

- Popular Location within Walking Distance of The Town Centre
- 4 Double Bedrooms, En-Suite to the Master
- Gas Central Heating with Underfloor Heating to the Ground Floor
- Spacious Accommodation
- Viewing Recommended

Superbly presented detached residence situated on a private roadway. Accommodation comprising entrance hallway, cloakroom, lounge, dining room, kitchen diner and utility to the ground floor; master bedroom with en-suite, 3 further bedrooms and bathroom. Mature gardens to the rear, attached garage, multiple off-road parking.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Open porch with lantern lighting and leading through an obscure UPVC double glazed door leading into:

ENTRANCE HALLWAY

6' 8" x 5' 7" (2.05m x 1.71m) Skimmed and covered ceiling, centre light point, smoke alarm, alarm sensor, alarm controls, central heating thermostat, BT point, laminate flooring, staircase rising to first floor, door into:

CLOAKROOM

3' 2" x 6' 9" (0.99m x 2.08m) Skimmed and covered ceiling, centre light point, extractor fan, part tiled walls, tiled flooring, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps.



From the Entrance Hallway a door leads into:

KITCHEN DINER

13' 1" x 15' 7" (4.00m x 4.77m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset downlighters, tiled flooring, BT point, TV point, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, under cabinet lighting, glazed display unit, integrated stainless steel gas hob, stainless steel canopy extractor hood over, plumbing and space for dishwasher, integrated fridge freezer, inset enamel one and a quarter bowl sink with swan mixer tap, integrated eye level stainless steel fan assisted double electric oven, door into:

UTILITY ROOM

8' 7" x 6' 0" (2.62m x 1.83m) Obscured UPVC double glazed door to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, coat rail, tiled flooring, under floor heating controls, fitted with a range of base units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, shelving, space for tumble dryer.

From the Kitchen Diner a door leads into:

DINING ROOM

11' 3" x 15' 4" (3.43m x 4.69m) UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, central heating thermostat, oak effect laminate flooring, TV point, door into Lounge.

From the Entrance Hallway a door leads into:

LOUNGE

12' 7" x 20' 0" (3.84m x 6.12m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, TV point, telephone point, feature Limestone fireplace with coal effect gas fire set on marble hearth, Carbon Monoxide detector.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 2" x 12' 7" (1.89m x 3.85m) Skimmed and coved ceiling, centre light point, access to loft space with loft ladder fitted, smoke alarm, radiator, storage cupboard off housing hot water cylinder with slatted shelving, alarm box, immersion switch and central heating thermostat, door to:

MASTER BEDROOM

13' 1" x 19' 1" (4.01m x 5.83m) UPVC double glazed window to the front and rear elevations, skimmed and coved ceiling, centre light point, 2 radiators, TV point, telephone point.



WALK-IN WARDROBE

4' 2" x 9' 6" (1.28m x 2.92m) Skimmed ceiling, centre light point, radiator, hanging rails.

EN-SUITE

9' 6" x 8' 11" (2.92m x 2.74m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset downlighters, part tiled walls, tiled flooring, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with shaver point and mirror, fully tiled shower cubicle with fitted thermostat shower over.



BEDROOM 2

9' 2" x 13' 5" (2.80m x 4.09m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3

9' 3" x 13' 4" (2.84m x 4.07m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 4

9' 8" x 11' 3" (2.97m x 3.45m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, BT point.



FAMILY BATHROOM

6' 4" x 9' 1" (1.94m x 2.79m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset downlighters, extractor fan, part tiled walls, tiled flooring, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point, bath with shower and mixer tap, fully tiled shower enclosure with fitted thermostatic shower over.

EXTERIOR

Five bar gate leading on to block paved driveway with further gravelled parking area. The front garden is laid to lawn with a wide range of mature shrubs and trees with paved pathways, extensive lighting.



ATTACHED GARAGE

9' 9" x 20' 2" (2.99m x 6.15m) Electric garage door, skimmed ceiling, centre light point, electric consumer unit board, power points and lighting, wall mounted Worcester Bosch boiler (replaced approximately 3 years ago), obscured double glazed door leading into rear garden.

REAR GARDEN

Wrought iron side gate to the rear garden with pathways,



external sockets, cold water tap, patio area, raised decking area with seating, flagstone patio area, bricked walled boundaries to both sides and hedge to the rear. Extensive lighting.

DIRECTIONS

From the Agents Offices proceed along New Road, turning left at the traffic lights into Pinchbeck Road, then continuing straight on at the first set turning right at the next set of traffic lights into West Elloe Avenue. Turn left into Ladywood Road, follow the road round and take a left handing turning into Wisteria Close.



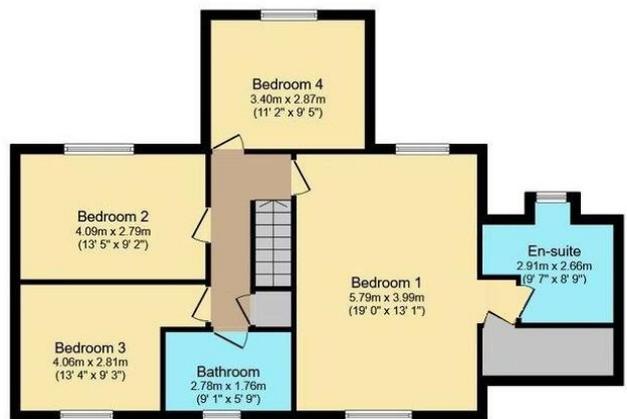




FLOOR PLAN



Ground Floor



First Floor

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: S11979

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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