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## 8 Hudson Road, Spalding PE11 2FB

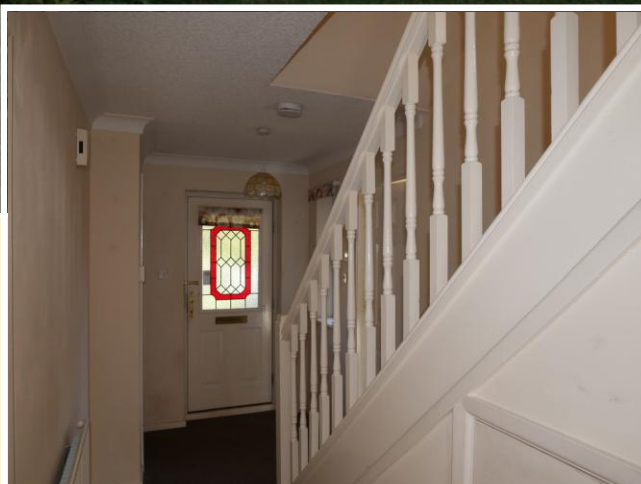
**£279,995 Freehold**

- No Chain
- 4 Large Bedrooms
- 3 Reception Rooms
- Gas Central Heating
- UPVC Double Glazed Windows and Doors

4 bedroom detached house situated on a large corner plot in a prime location on the edge of town. Spacious accommodation comprising entrance hallway, lounge, dining room, kitchen, cloakroom and further reception room to the ground floor; 4 bedrooms (en-suite to the master) and family bathroom to the first floor. Multiple off-road parking, single garage, gardens to the side and rear. No chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406





#### **ACCOMMODATION**

Open porch with lantern light and through a leaded obscure double glazed door into:

#### **ENTRANCE HALLWAY**

6' 0" x 13' 10" (1.83m x 4.24m) Coved ceiling, centre light point, smoke alarm, radiator, alarm controls, central heating controls, UPVC double glazed window to the side elevation, staircase rising to the first floor, understairs storage cupboard, door to:

#### **CLOAKROOM**

2' 7" x 6' 6" (0.8m x 2.0m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, laminate flooring, radiator, alarm controls, fitted with a two piece suite comprising low level WC



and wash hand basin with tiled splashbacks.

From the Entrance Hallway a door leads into:

#### **RECEPTION ROOM (PREVIOUSLY GARAGE)**

11' 2" x 16' 0" (3.41m x 4.90m) UPVC double glazed sliding patio doors to the front elevation, skimmed ceiling, 2 centre spotlight fittings, BT point, double radiator, fitted range of base units and drawer units, TV point, door to single garage.

From the Entrance Hallway a door leads into:

#### **LOUNGE**

11' 5" x 24' 4" (3.48m x 7.43m) UPVC double glazed bay window to the front elevation, UPVC double glazed sliding patio doors to the rear elevation, coved ceiling, 2 centre light points, 2 double radiators, TV point, telephone point, feature fireplace with marble insert and hearth with fitted coal effect fire, double glazed doors leading into:

#### **DINING ROOM**

8' 2" x 11' 7" (2.5m x 3.55m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, door into Entrance Hallway and door into:

#### **KITCHEN**

10' 8" x 11' 7" (3.26m x 3.55m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, 2 centre strip lights, fitted with a wide range of base, eye level and drawer units with work surfaces over, integrated Hot Point stainless steel fan assisted oven, integrated stainless steel 4 ring gas hob, extractor hood over, inset one and a half bowl stainless steel sink with mixer tap, plumbing and space for dishwasher, space for fridge, obscure composite door to the side elevation.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

5' 9" x 10' 5" (1.77m x 3.20m) Coved ceiling, centre light point, smoke alarm, access to loft space, double door storage cupboard with slatted shelving, door to:

#### **MASTER BEDROOM**

11' 5" x 13' 10" (3.50m x 4.24m) UPVC double glazed bay window to the front elevation, coved ceiling, centre light point, radiator, BT point, TV point, fitted wardrobes with depth of 0.54 m with hanging rail and shelving, door to:

#### **EN-SUITE**

6' 0" x 7' 7" (1.84m x 2.32m) Obscure UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, shaver point, laminate flooring, fitted with a three piece suite comprising low level WC, corner shower cubicle with fitted thermostatic shower over,







wash basin fitted into vanity unit with storage below with tiled splashbacks and wall mirror.

#### **BEDROOM 2**

9' 10" x 12' 0" (3.0m x 3.66m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, TV point.

#### **BEDROOM 3**

9' 7" x 9' 9" (2.94m x 2.99m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, TV point.

#### **BEDROOM 4**

7' 10" x 11' 5" (2.39m x 3.50m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator, TV point.

#### **FAMILY BATHROOM**

5' 8" x 7' 6" (1.74m x 2.30m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, radiator, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with Triton power shower over, curtain and rail.



#### **SINGLE GARAGE**

8' 6" x 16' 8" (2.61m x 5.10m) Skimmed ceiling, centre strip light, plumbing for washing machine, up and over door, electric consumer unit.

#### **EXTERIOR**

Five bar gate and separate pedestrian gate leading into. Tarmac driveway providing multiple off-road parking for vehicles. The front garden is laid to lawn with shrub borders. An area in front of the property has been sold away from the property.

Double gates leading into a further gravelled and lawned areas, 2 garden sheds, patio area, extensive lighting, cold water tap. Mainly laid to lawn with a wide range of mature shrubs and trees.





#### **DIRECTIONS**

From the centre of town proceed in a westerly direction along Winsover Road, taking the first left hand turning into St Thomas Road. Continue without deviation down to the far end passing the Grammar School and Rugby Club and turn right at the 'T' junction into Magellan Way, take a left hand turning into Mallory Drive, follow the road down and take a left hand turning into Hudson Road where the property is located at the end of the cul-de-sac.

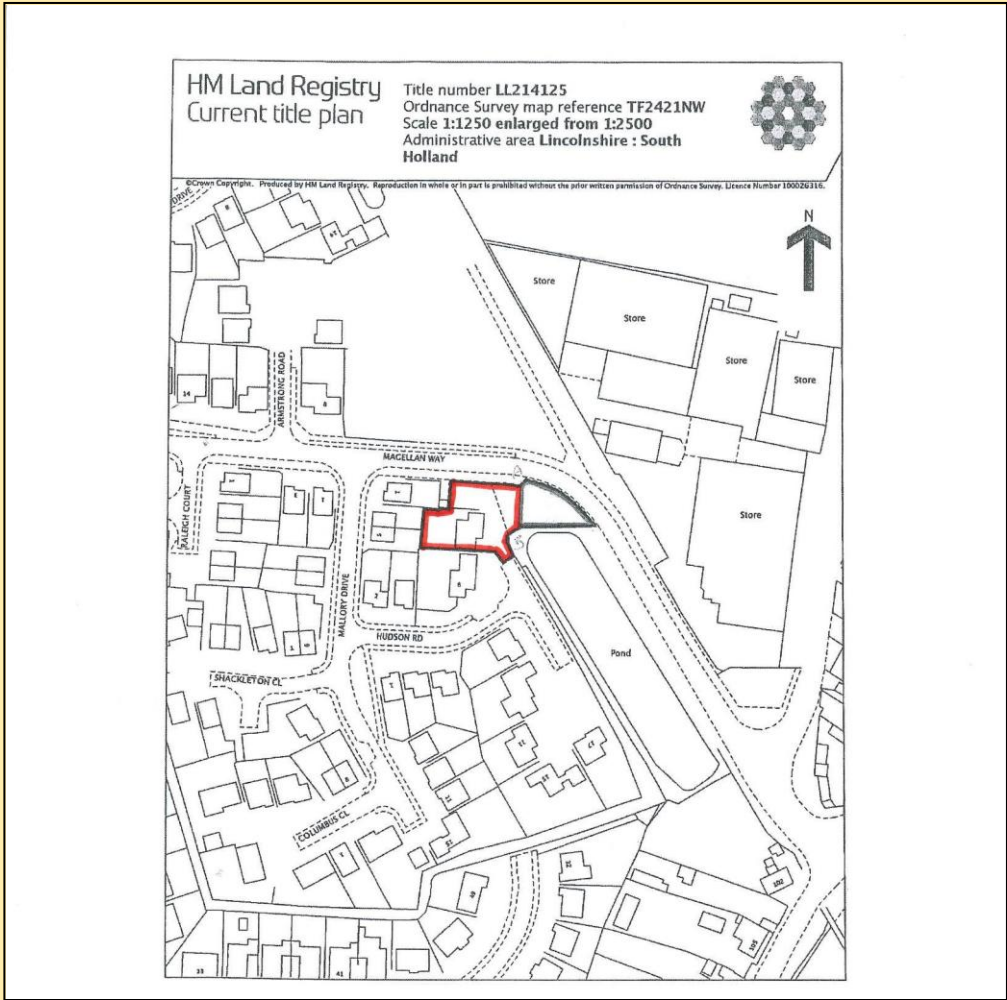
#### **AMENITIES**

The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes and easy access to the A1 for all routes north and south.

#### **CONDITIONS OF SALE**

A Development Uplift payment, equating to 40% of the uplift in value, above the market value of the property as single dwelling, will be payable by the purchaser to the vendor if the property is developed for more than one dwelling, for a period of 30 years.

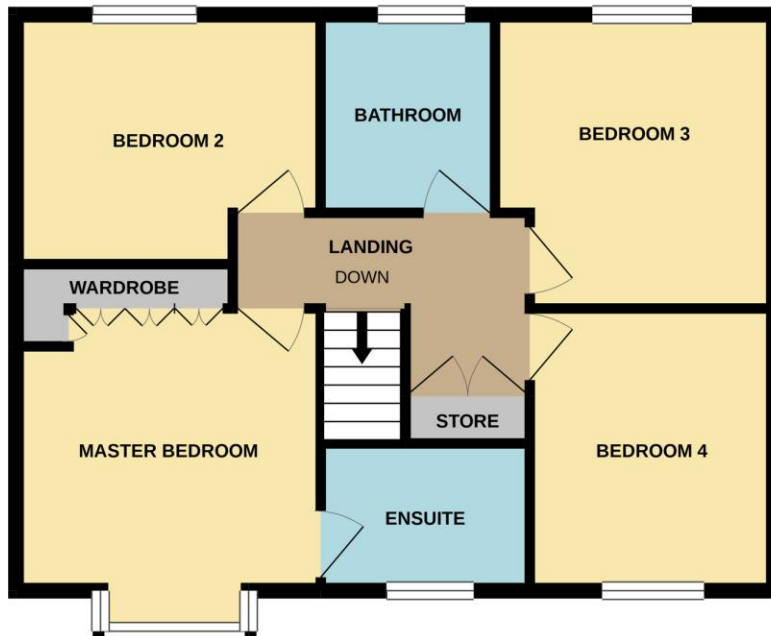




GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 sq.m.) approx.

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.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

## Ref: S10661

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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