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7 Link Way, Spalding PE11 2ED

£339,995 Freehold

- Detached House
- Sought After Location
- 3 Double Bedrooms
- Lounge, Dining Room
- Viewing Recommended

Superb individual detached 3 bedroom house with accommodation comprising of entrance hall, lounge, dining room, kitchen/living area, study, utility area, downstairs shower room, 3 double bedrooms and family bathroom. Garage, enclosed rear gardens. The property is situated in a sought after residential location close to the centre of Spalding within easy reach of shops and schools. **VIEWING HIGHLY RECOMMENDED.**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Solid oak wooden door with outside lighting and post box leads into:

ENTRANCE HALLWAY

Skimmed sloping ceiling up to a galleried landing area, obscure glazed round window to the front elevation, tiled fossil stone tiled flooring, alarm controls, radiator, central heating controls, understairs storage cupboard, electric fuse board and meters. Stairs leading to first floor landing and doors leading off to:



LOUNGE

5.59m(18'4") x 3.87m(12'8") UPVC double glazed leaded windows to the front and side elevations, textured and coved ceiling, 2 light fitments, brick fireplace with tiled hearth and fitted wood burning stove, 2 radiators, telephone point, TV point, door to:

DINING ROOM

10' 9" x 9' 3" (3.29m x 2.84m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, central light fitment, double radiator, telephone point, square opening into the Kitchen area and another opening into the Living Area.

OPEN PLAN KITCHEN/LIVING AREA

10' 7" widening to 21'9" x 16' 11" (3.24m widening to 6.63m x 5.17m) Recently fitted kitchen by Howdens with a wide range of base and eye level units with Corian worktops and splashbacks, space for Rangemaster cooker with extractor hood over, tiled splashbacks, built-in Lamona fridge, built-in dishwasher and microwave, inset one and a half bowl stainless steel sink with 2 double taps. The Living area is Orangery style with vaulted roof with inset LED lighting, TV point, 2 UPVC double glazed windows to the side elevation, UPVC double glazed window to the other side, fitted bi-fold doors to the rear elevation, fossil stone tiled flooring, under floor heating, fitted double radiator.

STUDY

2.46m(8'1") x 2.39m(7'10") Skimmed ceiling, light fitment, double radiator, 2 telephone points.

From the Kitchen an opening leads into the:

INNER HALLWAY

Larder Cupboard with shelving. Skimmed ceiling with inset down lighters, smoke alarm, fossil stone tiled flooring, UPVC double door to the rear elevation, access door into the Garage, radiator, coat rail, fitted gas boiler, obscure double glazed window to the side elevation. Leads into:

UTILITY OPEN AREA

Base units with solid oak worktop over, radiator, concealed washer points, fossil stone tiled flooring.

From the Inner Hallway a door leads into:

SHOWER ROOM

2.87m(9'5") x 1.51m(4'11") UPVC obscure double glazed window to the rear elevation, skimmed ceiling with inset down lighters,



fossil stone tiled flooring, radiator, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, fully tiled shower cubicle with fitted thermostatic shower, corner cabinet, wall mirror, glass shelf, towel rail.

From the Reception Hall the staircase rises to:

GALLERIED LANDING

3.75m(12'4") x 3.40m(11'2") Leaded double glazed window to the front elevation, skimmed ceiling, loft access, alarm controls, radiator, smoke alarm, oak galleried banisters.

MASTER BEDROOM

4.70m(15'5") x 3.90m(12'10") Skimmed ceiling, UPVC double glazed leaded window to the front elevation, double radiator, fitted eaves storage area, inset fitted wardrobes, inset fitted cupboard with alarm box, TV point, telephone point.

BEDROOM 2

4.80m(15'9") x 2.83m(9'3") UPVC double glazed window to the rear elevation, pendant light fitment, smoke alarm, radiator, fitted eaves storage areas.

BEDROOM 3

4.32m(14'2") x 2.94m(9'8") UPVC double glazed leaded window to the front elevation, stripped pine polished floor boards, light fitment, smoke alarm, double radiator, TV point., fitted inset wardrobe area with hanging rails, eaves storage area below front window.

FAMILY BATHROOM

3.89m(12'9") x 3.89m(12'9") Obscure UPVC double glazed window to the rear elevation, loft access with skimmed sloping ceiling, light fitment, towel rail, tiled flooring, mainly tiled walls, fitted with a four piece suite comprising of low level WC, wash hand basin fitted into tiled area with medicine cabinet over with glass doors and lighting above, freestanding oval bath, shower cubicle.



EXTERIOR

To the front of the property there is a brick built wall with 'in and out' driveway laid to gravel with hedge and shrub borders, side access gates to both sides of the property leading into:

REAR GARDEN

Block paved area, patio area with dwarf brick wall, lawn with mature shrubs and trees, 2 glass houses, brick built barbeque area, wooden garden shed. The property is mainly with hedge and fenced boundaries.

GARAGE

4.36m(14'4") x 2.97m(9'9") Obscure double glazed window to the side elevation, skimmed ceiling, smoke alarm, power points, electric garage door with remote control.

DIRECTIONS

From the High Bridge in the centre of Spalding proceed along Church Street veering left into Halmergate and take the first left hand turning into Cley Hall Drive, turn right into Link Way and the property is situated on the left hand side.

AMENITIES

Link Way is a sought after residential location close to the centre of Spalding with easy access to shops and schools. Spalding offers a range of shopping, banking, commercial, sporting and educational facilities including boys grammar and girls high school, Springfields Shopping Outlet, innovative Spalding water taxi service and the railway station.





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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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

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: S10699

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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