

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



12 Spring Gardens, Spalding PE11 2XL

£165,000 Freehold

- Semi-Detached House
- Close to Spalding Town Centre
- 3 Bedrooms
- 2 Reception Rooms
- Former Bakery

A rare opportunity to acquire a substantial older style semi-detached house with some character features and spacious accommodation with gas central heating and UPVC windows. Surprisingly large rear garden, courtyard and brick outbuilding (former bakery) which could be renovated to provide a summerhouse or work from home office space. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



Longstaff^{COM}



ACCOMMODATION

Step to front entrance door with adjacent original boot scraper. UPVC door to:

LARGE ENTRANCE LOBBY

29' 6" x 3' 3" (9.00m x 1.00m) 2 radiators, ceiling light, coved cornice, door giving access to Conservatory. From this long lobby a door leads into:

SMALL LOBBY AREA

Staircase off, doors arranged off to:

SITTING ROOM

12' 10" x 12' 11" (3.92m x 3.96m) plus large walk-in UPVC bay window. wood grain effect vinyl flooring, original fire surround (fire now boarded), radiator, picture rail, ceiling light, smoke alarm.

DINING ROOM

12' 10" x 12' 0" (3.92m x 3.66m) Wood grain effect vinyl flooring, chimney breast with ornamental fire surround (no fire), radiator, delft rack, sash window to the rear overlooking the Conservatory, central heating timer control unit, under stairs store cupboard, arch to:



KITCHEN

13' 4" x 6' 9" (4.07m x 2.08m) Base cupboards and drawers, roll edged worktops, single drainer one and a quarter bowl stainless steel sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, freestanding electric cooker with cooker hood above, fluorescent strip light, window to the side overlooking the Conservatory, door to:

REAR LOBBY

Plumbing and space for washing machine, vent for tumble dryer, small side window, ceiling light, smoke alarm, door to:

GROUND FLOOR BATHROOM

6' 9" x 8' 8" (2.08m x 2.66m) Three piece suite comprising panelled bath, low level WC, hand basin with store cupboard beneath, radiator, extractor fan, obscure glazed window, shaver point.

From the Kitchen (and also accessed from the long Entrance Lobby) doors lead to:

CONSERVATORY

9' 4" x 10' 3" (2.85m x 3.13m) Outside tap, terra cotta floor tiles, mono pitch Perspex roof, original boot scraper, glazed double doors opening into the rear courtyard.

From the small Inner Lobby the carpeted staircase rises to:

FIRST FLOOR LANDING

Cupboard housing the Worcester gas fired central heating boiler, doors arranged off to:

BEDROOM 1

16' 8" x 12' 11" (5.10m x 3.96m) narrowing to 8'2" (2.51m), 2 UPVC front windows, fitted carpet, 2 radiators, ceiling light.

FIRST FLOOR SHOWER ROOM

5' 8" x 7' 3" (1.74m x 2.22m) Shower cubicle with Triton shower, low level WC, pedestal wash hand basin, fully tiled walls, extractor fan, ceiling light.

BEDROOM 2

11' 4" x 11' 5" (3.46m x 3.48m) maximum 2 radiators, 2 UPVC windows to the rear.

BEDROOM 3

16' 5" x 7' 0" (5.02m x 2.15m) 2 UPVC side windows, radiator, fitted carpet, ceiling light.

EXTERIOR

There is a small gravelled frontage with low retaining wall. Access may be gained to the rear through the long Lobby and via the Conservatory with doors opening on to: PAVED COURTYARD

BRICK OUTBUILDING

11' 5" x 12' 8" (3.50m x 3.87m) Attached to the rear of the house. This building was a former bakery with brick floor, obscure glazed window, power and lighting and the remnants of the original bread oven. In the Agent's opinion this would convert into a work from home office/studio/garden room as required.

A paved area to the side of the building leads round to a gravelled area with stepping stone pathway, shrubs and bushes and on to a large garden area again gravelled with inset trees, shrubs and bushes. Close boarded timber fencing to both side boundaries and a small open brick store to the rear.

DIRECTIONS/AMENITIES

From the Sheep Market proceed into The Crescent, continue round to the right into Spring Gardens and the property is on the left hand side indicated by the Agents For Sale sign. The town centre is a stone's throw from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross (minimum journey time 46 minutes).





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band B

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 they are present or in working order. Buyers must check these.

Ref: S10717

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.

ADDRESS

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 766766
 F: 01775 762289
 E: spalding@longstaff.com
www.longstaff.com

Produced: 21 December 2020

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |