

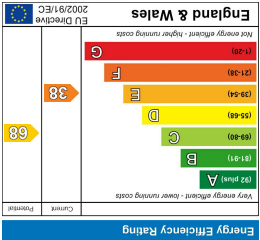
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





St. Thomas's Road

Spalding, PE11 2XT

Nestled on the charming St. Thomas Road in Spalding, this stunning Edwardian DETACHED family home, built in 1904, exudes elegance and character. The property boasts a prime location near Spalding centre and local schools, including the prestigious Ayscoughfee private school.

Upon entering, you are greeted by an impressive reception hall featuring original wooden flooring, a striking staircase, and high ceilings. The two reception rooms to the front, are both adorned with bay windows, offering a perfect setting for relaxation and entertainment. The heart of the home lies in the kitchen/diner, complete with a range cooker, solid wood work surfaces, a butler style sink unit, and charming sash windows. The adjacent utility room and study/bedroom five area present an excellent opportunity for conversion into an annexe, with the added convenience of a shower room. Ascending the galleried landing, you will find four good sized additional bedrooms, along with a family bathroom plus an ensuite bathroom, providing ample space for the whole family. Outside, a gravel driveway leads to an oversized garage, while a separate gated access point opens up to the rear garden and patio area. The mature trees and expansive lawned garden create a picturesque backdrop, ideal for children to play and for hosting gatherings. This property is a rare find, offering a blend of historical charm and modern convenience, all without the hassle of a forward chain. Don't miss the chance to make this beautiful house your new home in Spalding.

- Entrance Hall  
5'11" x 22'7"
- Living Room  
18'8" x 13'6"
- Dining Room  
18'7" x 12'11"
- WC  
5'10" x 2'7"
- Kitchen/Diner  
12'10" x 27'6"
- Utility Room  
7'1" x 14'5"
- Study/Bedroom Five  
17'1" x 7'10"
- Bathroom  
5'5" x 8'0"
- First Floor Landing  
5'11" x 11'5"
- Master Bedroom  
12'10" x 13'0"
- En-Suite To Master Bedroom  
11'7" x 7'10"
- Bedroom Two  
15'10" x 13'7"
- Bedroom Three  
15'10" x 11'9"
- Bathroom  
5'11" x 7'11"
- Bedroom Four  
12'11" x 12'9"



- Garage  
19'3" x 11'2"
- EPC - F  
38/68
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: Not Known
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Double Garage, Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: FttP
- Internet Speed: up to 1100Mbps
- Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.