

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



7 Redmile Close, Pinchbeck PE11 3UT

Guide Price **£495,000 Freehold**

Prime Location **No Onward Chain**

- 4 Bedrooms, En-suite Shower Room
- High Quality Fixments Throughout
- Garage, Space for Caravan/Motor Home
- Gas Central Heating (Boiler Less than 3 Years Old)

**\* COMPLETELY REFURBISHED TO A VERY HIGH STANDARD - VIEWING ESSENTIAL TO APPRECIATE! \***

Superbly presented individual detached property comprising grand entrance hallway, cloakroom, lounge, 2nd reception room, open plan kitchen diner, utility room to the ground floor; 4 double bedrooms (en-suite to the master) and family bathroom. One and a half sized garage, ample parking with space for a caravan / motor home, south facing rear gardens.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Obscure UPVC double glazed panelled door with 2 matching UPVC double glazed windows leading into:

#### **GRAND ENTRANCE HALLWAY**

15' 5" x 11' 11" (4.70m x 3.65m) Natural oiled engineered oak wooden flooring, double radiator, centre light point, alarm sensors, Hive heating controls, custom built stainless steel staircase with oiled oak treads and stainless steel and glass balustrades rising to a stainless steel and glass balustraded gallery at first floor level. Door to:





#### **CLOAKROOM**

5' 11" x 5' 10" (1.81m x 1.80m) Skimmed ceiling, inset LV downlighters, extractor fan, stainless steel heated towel rail, grey ceramic floor tiles. Fitted with a range of Howdens fitted base units housing ideal Standard sanitary ware with chrome taps and additional storage, low level WC.

From the Entrance Hallway a door leads into:

#### **LOUNGE**

12' 4" x 21' 3" (3.77m x 6.50m) UPVC double glazed window to the front elevation, UPVC double glazed bay window to the side elevation, fitted double radiator, natural oiled engineered oak flooring, skimmed ceiling with inset LV downlighters, 2 fitted wall lights, TV point,

From the Entrance Hallway a door leads into:

#### **RECEPTION ROOM 2**

12' 5" x 21' 1" (3.79m x 6.44m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, UPVC double glazed French doors to the rear elevation, 2 double radiators, natural oiled engineered oak flooring, inset LV downlighters, BT point, alarm sensor, OFFICE AREA with fitted office desk and storage units by Hulsta. Door to Utility.

#### **UTILITY ROOM**

5' 6" x 5' 10" (1.70m x 1.78m) Skimmed ceiling, inset LV downlighters, range of Howdens fitted base and wall units, quartz worktop, one and a half bowl stainless steel sink inset unit with chrome mixer taps and integrated washing machine, grey ceramic floor tiles, obscure UPVC double glazed door to the side elevation.

#### **OPEN PLAN KITCHEN DINER**

20' 11" x 17' 10" (6.38m x 5.44m) 2 UPVC double glazed windows to the side elevation, 2 UPVC double glazed French doors to the rear elevation with matching side panels to both sets of doors, range of LV downlighters, plinth mounted LED feature lights throughout, wall mounted TV point with adjacent electrical and cat 5 Ethernet socket, grey ceramic floor tiles, double radiator. Range of Howdens fitted kitchen base and wall units incorporating a large island unit, with breakfast bar, under cabinet feature lighting, Quartz worktops over with one and a half bowl stainless steel sink with chrome mixer taps, wine cooler, integrated dishwasher, 50/50 fridge freezer, built in fan assisted oven and separate built in microwave, ceramic 5 ring hob with an externally vented cooker hood fitted to island unit. Storage cupboard housing Worcester Bosch combination gas boiler (under 3 years old). The boiler is fitted with Hive heating controls and remote British Gas monitoring (subject to HomeCare contract) Cat 5 Ethernet connection adjacent to the boiler.

From the Entrance Hall the custom built stainless steel staircase with oiled oak treads and stainless steel and glass balustrades leading to a stainless steel and glass balustraded gallery at first floor level.





### FIRST FLOOR LANDING

UPVC Double glazed window to the front elevation, inset LV downlighters, central light system, natural oiled engineered oak wood floor, double radiator, alarm controls, door to:

### MASTER BEDROOM

12' 5" x 20' 3" (3.79m x 6.18m) at widest point UPVC double glazed window to the front and side elevations, double radiator, natural oiled engineered oak wood floor, manual panic button for the alarm, TV point, fitted built-in wardrobe/storage unit in high gloss by Hulsta. Storage cupboard.



### EN-SUITE SHOWER ROOM

7' 8" x 7' 4" (2.36m x 2.24m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling with inset LV downlighters, ceramic grey floor tiles, stainless steel heated towel rail, fully tiled walls, Howdens three piece suite comprising low level WC, fitted base units housing ideal Standard sanitaryware with chrome taps, one and a half sized corner glass shower enclosure with thermostatic shower valve.

### BEDROOM 2

10' 1" x 16' 1" (3.09m x 4.92m) UPVC double glazed window to the side and rear elevations, skimmed ceiling, inset LV downlighters, radiator, natural oiled engineered oak wood floor.



### BEDROOM 3

9' 2" x 12' 4" (2.81m x 3.76m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LV downlighters, radiator, natural oiled engineered oak wood floor.

### BEDROOM 4

8' 9" x 12' 4" (2.69m x 3.77m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LV downlighters, radiator, natural oiled engineered oak wood floor.



### FAMILY BATHROOM

7' 6" x 7' 4" (2.29m x 2.26m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LV downlighters, grey ceramic floor tiles, tiled walls, stainless steel heated towel rail. Fitted with a range of Howdens fitted base units housing Ideal Standard sanitaryware with chrome mixer taps, bath/shower unit with glass shower screen with thermostatic shower valve.





## EXTERIOR

There is hedge boundaries to the front and side elevations and a gravelled driveway providing multiple off-road parking and space for motor home/caravan. There is a lawned front garden with shrub borders.

CCTV system adhering to the NSI code of practice covering front, rear and side elevations of the house, linking through to control panel and screen in the office area. Hive 'View' cameras also fitted to the front and rear doors.

## BRICK BUILT GARAGE

13' 2" x 18' 6" (4.03m x 5.64m) Fully fitted out with power and lighting, electric up and over door, wooden glazed door to the side elevation leading into rear garden, electric wall heater, eaves storage space, separate electric consumer board. NSI approved intruder alarm system protecting both the main access door and personnel access door, linking to the main house system and remotely monitored.

There is a cold water tap to the side of the property with wooden gate access leading into:

## SOUTH FACING REAR GARDEN

Extensive lighting, hedged boundaries to both sides and rear elevation. The garden is predominantly laid to lawn with patio area.

## CRANE OXBURGH SHED

9' 10" x 5' 10" (3.00m x 1.8m)

## DIRECTIONS

Leave Spalding in a northerly direction on Pinchbeck Road leading into Spalding Road. Proceed to the Wardentree Lane traffic lights and turn right into Wardentree Lane. Redmile Close is the first turning on the right hand side where the property will become immediately apparent.

## AMENITIES

The village offers a wide range of facilities including shops, doctor's surgery, public houses, primary school, church etc. Morrisons Supermarket and the Johnson Hospital is within walking distance. The market town of Spalding is approximately 2.5 miles distance offering a wide range of shopping, banking, leisure, commercial and educational facilities. The Cathedral city of Peterborough is approximately 21 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

## SERVICES/GENERAL INFORMATION

Mains water, electricity and drainage. Gas central heating (boiler less than 3 years old).

Cavity wall insulation and loft insulation. NSI certificated intruder alarm system.

All blinds are included.

















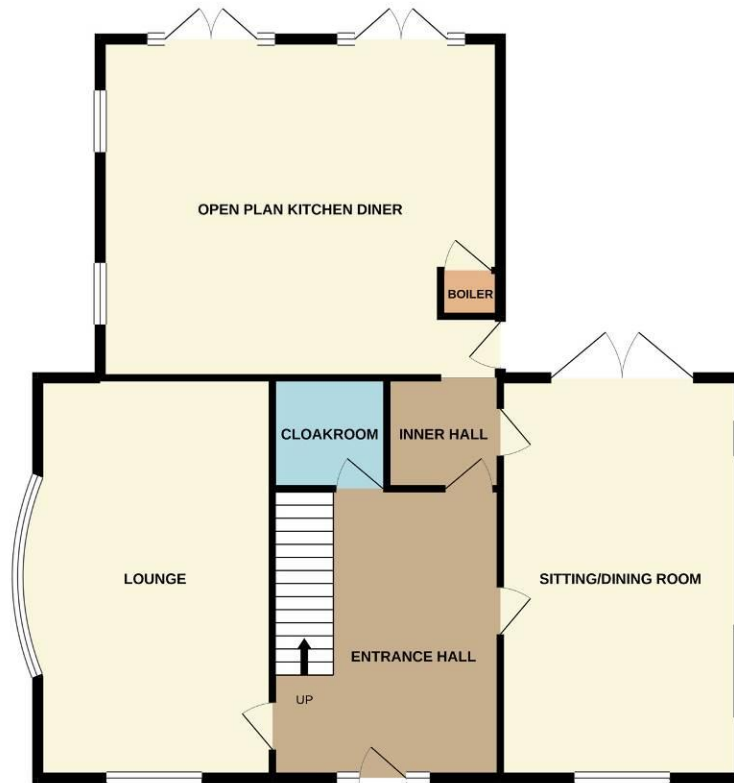


**Well maintained Rear Garden with access to Garage**

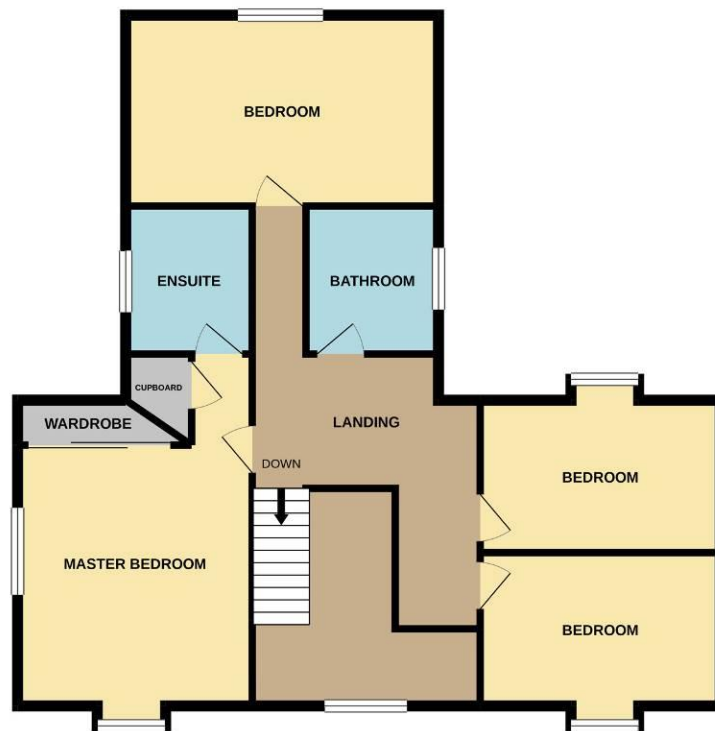




GROUND FLOOR  
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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.

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# 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		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX**

Band E

**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: 14828**

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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