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



## 81 Stonegate, Spalding PE11 2PQ

**GUIDE PRICE - £286,000 Freehold**

- No Chain
- Renovation to a Very High Standard
- Bi-Fold Doors to the Rear
- Generous Sized Gardens, Ample Parking
- 3 Bedrooms

Superbly presented detached house situated in a prime location of Spalding, close to secondary schools and walking distance of the town centre. Entrance hallway, open plan lounge/dining/kitchen, separate utility and cloakroom to the ground floor; 3 bedrooms and family bathroom to the first floor. This property has been fully refurbished throughout. Viewing Essential to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

External lighting and step up to an obscured UPVC double glazed door with matching full length obscured glazed panels to both sides leading into:

#### ENTRANCE HALLWAY

13' 5" x 6' 5" (4.09m x 1.96m) Skimmed ceiling, inset LED lighting, smoke alarm, electric consumer unit board, radiator, BT point, staircase rising to first floor, tiled flooring, door into:

#### LOUNGE

12' 9" x 11' 3" (3.91m x 3.43m) UPVC double glazed window to the front and side elevations, skimmed ceiling, inset LED lighting, double radiator, TV point, opening into:

#### DINING ROOM

14' 2" x 10' 7" (4.32m x 3.23m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, double radiator, door into:

#### UTILITY ROOM

Obscured UPVC double glazed door to the side elevation, space for washing machine, worktop, base unit, door into:



#### **CLOAKROOM**

Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit.

From the Entrance Hallway a door leads into:

#### **KITCHEN**

16' 6" x 11' 6" (5.03m x 3.51m) Bi-fold doors to the rear elevation, UPVC double glazed window to the side elevation, vaulted roof light, inset LED lighting, smoke alarm, tiled floor, fitted with a wide range of base and eye level units with work surfaces over, tiled splashback, inset one and a quarter bowl sink with mixer tap, integrated fridge freezer, integrated dishwasher, tall boy units, brand new gas combination boiler, central heating controls, inset ceramic hob, extractor hood over, integrated eye level double fan assisted electric oven.

From the Entrance Hallway the staircase rises to:



#### **HALF LANDING**

UPVC double glazed window to the side elevation, leading up to:

#### **FIRST FLOOR GALLERIED LANDING**

Skimmed ceiling, inset LED lighting, smoke alarm, access to loft space, door into:

#### **FAMILY BATHROOM**

Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, vinyl floor covering, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with swan mixer tap, 'P' shaped bath with mixer tap and shower screen, rainfall shower head and fitted thermostatic shower over



#### **MASTER BEDROOM**

12' 4" x 10' 5" (3.76m x 3.18m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, radiator, TV point.

#### **BEDROOM 2**

11' 10" x 10' 5" (3.61m x 3.18m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, radiator.

#### **BEDROOM 3**

8' 11" x 6' 11" (2.74m x 2.11m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, radiator, TV point.



#### **EXTERIOR**

Fenced boundaries with side pedestrian gates with paved pathways and gravelled driveway with turning bay for multiple off-road parking. Wooden side access gates to both side elevations leading to the rear.

The rear garden is completely landscaped with raised patio and predominantly laid to lawn with a wide range of mature shrubs and trees. Cold water tap, external lighting.

#### **DIRECTIONS**

From the centre of Spalding at the High Bridge proceed into Church Street, take the second right hand turning into Stonegate and the property is situated on the left hand side.

#### **AMENITIES**

The property is situated ideally for the girls High School, Tesco Express and the Parish primary school. Spalding town centre is within easy walking distance of the property offering a range of shopping, banking, leisure, commercial and educational facilities with bus and railway stations, the Castle Sports Complex/Swimming Pool, various sports and social clubs and the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is approximately 18 miles to the south and offers a fast train link with London's Kings Cross journey time 50 minutes.





**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band C

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref: S11415 (April 2024)**

**ADDRESS**

R. Longstaff & Co.

5 New Road

Spalding

Lincolnshire

PE11 1BS

**CONTACT**

T: 01775 766766

E: [s.spalding@longstaff.com](mailto:s.spalding@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		