

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



27 Baxter Gardens, Spalding PE11 3YL

For Sale: £349,995 Freehold

- Nicely Presented
- Four Bedrooms
- Master with Ensuite
- Rear Bedroom Balcony
- Enclosed Gardens

Nicely presented four bedroom detached property accommodation comprising of Entrance Hallway, Lounge, Open Plan Kitchen/Diner, Utility Room, Study/Snug, Cloakroom, Four Bedrooms Master being Ensuite, Family Bathroom, Single Integral Garage, Front Gardens and Mature Gardens to the rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



DESCRIPTION

Lawned gardens to the front of the property with a wide range of mature shrubs and gravel driveway to the side elevation and further lawned area providing multiple off road parking for vehicles, side access wooden gates, integral garage.

Lantern lighting to front door, obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

6' 1" x 10' 4" (1.87m x 3.17m) With obscured leaded UPVC double glazed window to the front elevation, textured and covered ceiling with centre light point and smoke alarm, single radiator, fitted laminated flooring, BT point, central heating thermostat, stairs leading off to first floor galleried landing. Under stairs storage cupboard.



CLOAKROOM

2' 10" x 5' 5" (0.87m x 1.67m) With obscured leaded UPVC double glazed window to the front elevation, textured and covered ceiling with centre light point, fitted laminated flooring, coordinating from entrance hallway, fitted with a two piece suite comprising of wash hand basin with taps and tiled splash backs, low level WC.



LOUNGE

11' 10" x 22' 0" (3.62m x 6.73m) With leaded UPVC double glazed window to the front elevation and UPVC double glazed French doors to the rear elevation with matching full length UPVC glazed panels to both side elevations, textured and covered ceiling with two x centre light points, TV point, double radiator, further single radiator, feature wooden fire surround with marble insert and marble hearth, fitted coal effect gas fire.



OPEN PLAN KITCHEN / DINER

17' 9" x 23' 11" (5.42m x 7.31m) With leaded UPVC double glazed window to the front and rear elevations, UPVC double glazed French doors to the rear elevation, tiled flooring, skimmed and covered ceiling with inset LED lighting, two x single radiator and one double radiator. Fitted with wide range of base, eye level, display units and drawer units with preparation surfaces over (granite worktops), tiled splash backs, wine rack, integrated stainless steel microwave, Rangemaster cooker, stainless steel canopy extractor hood over, space for American fridge/freezer, integrated dishwasher.



UTILITY ROOM

4' 10" x 8' 3" (1.48m x 2.54m) With leaded UPVC double glazed window to the rear elevation, textured and covered ceiling with centre light point, tiled coordinating flooring (throughout the kitchen/diner leading into utility room), fitted with a range of base and eye level units with preparation surfaces over tiled splash backs, wall mounted Gloworm micron gas boiler (recessed into cupboard), plumbing and space for washing machine. Off utility room is access door leading into the garage.



SNUG/STUDY

9' 5" x 13' 3" (2.88m x 4.06m) With leaded UPVC double glazed window to the front elevation, skimmed and covered ceiling with centre spot light fitment, single radiator, fitted laminated flooring, telephone point.



FIRST FLOOR GALLERIED LANDING

10' 4" x 12' 9" (3.15m x 3.90m) With textured and covered ceiling, smoke alarm, centre light point, loft access, door off into:

MASTER BEDROOM

13' 7" x 12' 3" (4.15m x 3.74m) With leaded UPVC double glazed window to the front elevation, textured and covered ceiling with centre light point and single radiator, TV point.

ENSUITE

6' 0" x 7' 0" (1.84m x 2.15m) With obscured leaded UPVC double glazed window to the front elevation, skimmed ceiling with inset LED lighting, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap, fully tiled shower enclosure with fitted Mira V power shower over, shaver point.



BEDROOM 2

7' 10" x 13' 3" (2.39m x 4.05m) With leaded UPVC double glazed window to the rear elevation, textured and covered ceiling with centre light point, laminated flooring, single radiator, TV point.



BEDROOM 3

8' 2" x 11' 11" (2.49m x 3.64m) With leaded UPVC double glazed window to the rear elevation, textured and covered ceiling with centre light point, single radiator, fitted laminated flooring.



BEDROOM 4

6' 7" x 9' 6" (2.02m x 2.91m) With UPVC sliding patio doors to the rear elevation, textured and covered ceiling with centre light point, single radiator, the double doors lead to covered balcony area, with outdoor lighting.

GARAGE

9' 4" x 20' 5" (2.86m x 6.24m) With up and over door to the front elevation, skimmed ceiling with strip lighting, loft access, electric consumer unit board, water tap, obscured leaded UPVC double glazed window to the rear elevation, wooden glazed leaded door to the side elevation.



OUTSIDE

Side access gate leading into the rear garden, fenced boundaries to both side elevations, hedge boundaries to rear, access gate to rear onto the Venatts river, extensive tiled patio area, the garden is mainly laid to lawn with paved pathways and wooden garden shed.

FAMILY BATHROOM

7' 1" x 7' 11" (2.17m x 2.42m) With obscure leaded UPVC double glazed window to the front elevation, skimmed and coved ceiling with inset LED lighting, extractor fan, fully tiled walls, tiled flooring, full length heated towel rail, fitted with three piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unity with storage below, P shaped bath with mixer taps and stainless steel glass shower screen, fitted thermostatic shower over bath.

Also off the landing is storage cupboard housing hot water cylinder with slatted shelving.

DIRECTIONS

Leave Spalding along Pinchbeck Road, proceed over 2 sets of traffic lights, turning left at the third set into Woolram Wygate, go over the level crossing and take the third turning on the right into Lilburn Drive, proceed along Lilburn Drive and take the second turning on the right into Baxter Gardens.

AMENITIES

Local primary schools and shops are within easy walking distance. The property is also within easy access to the Munro Medical Centre and the Johnson Community Hospital (Pinchbeck) along with the town centre which offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.







TENURE Freehold

SERVICES All Mains

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

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 13698

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.

ADDRESS

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

CONTACT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

