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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Herons Way, Wragg Marsh, Spalding, PE12 6HH

£575,000 Freehold

- Superb, spacious modern detached country residence within grounds of approximately 2 acres (STS)
- Extensive open views.
- Ample gated parking, garaging for 3 cars, further outbuildings.
- 4 double bedrooms, 3 large reception rooms, 3 shower rooms, modern kitchen/diner and utility room.
- Quiet rural location around 4 miles from Spalding.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door with glazed panel opening into:

RECEPTION HALL

11' 10" x 6' 8" (3.63m x 2.05m) Fitted carpet, coved cornice, radiator, door bell chime, staircase off, double doors to:

SITTING ROOM

15' 11" x 14' 7" (4.86m x 4.47m) (Currently used as a Ground Floor Bedroom) 2 UPVC windows to the front elevation, radiator, TV point, coved and textured ceiling, ceiling light, door into:

FAMILY ROOM

15' 3" x 17' 2" (4.65m x 5.24m) Dual aspect with 2 UPVC windows to the front elevation, UPVC window to the side elevation, fitted carpet, coved cornice, textured ceiling, radiator, wall mounted consumer unit.



LOUNGE

21' 2" x 13' 3" (6.46m x 4.04m) Dual aspect with 2 UPVC windows to the front elevation, large full height UPVC picture window to the rear elevation, coved and textured ceiling, 2 radiators, 2 ceiling lights, open fireplace with composite marble surround.



KITCHEN DINER

21' 2" x 13' 1" (6.46m x 4.00m) maximum Comprehensive range of modern fitted soft closure units comprising numerous base cupboards and drawers, deep pan drawers, integrated dishwasher beneath the worktops with inset Lamona resin sink unit with mixer tap, splashbacks, eye level wall cupboards, halogen hob with multi speed cooker hood above, twin electric ovens, twin microwave combi ovens, integrated full height and half height refrigerators and freezer, 4 full height shelved gliding retractable cupboards, laminate flooring, coved cornice, recessed ceiling lights, full height picture window and second UPVC window to the rear elevation, composite rear entrance door with glazed panel, door to:



UTILITY ROOM

14' 3" x 8' 3" (4.36m x 2.53m) Cupboards matching those in the Kitchen with worktop, single drainer stainless steel sink unit with mixer tap, base cupboards, plumbing and space for washing machines and tumble dryer, splashbacks, eye level wall cupboards, laminate flooring, access to loft space, external entrance door, shelved coats cupboard with coat hooks, door returning into the Family Room giving a useful flowing feel to the accommodation. Door into:

WALK-IN WET ROOM

6' 4" x 13' 5" (1.94m x 4.09m) Non slip flooring with self drain, fitted shower unit, hand rail and curtain, fully tiled walls, pedestal wash hand basin, low level WC, coved and textured ceiling, 2 obscure glazed UPVC windows and radiator.

From the Reception Hall the carpeted staircase rises to:



GALLERIED FIRST FLOOR LANDING

14' 8" x 9' 9" (4.49m x 2.98m) Coved and textured ceiling, ceiling light, UPVC window to the front elevation, radiator, access to loft space, Airing Cupboard, doors arranged off to:

MASTER BEDROOM

14' 11" x 10' 5" (4.55m x 3.20m) Fitted carpet, recessed double wardrobe with courtesy light, coved and textured ceiling, ceiling light, radiator, TV aerial point, 2 UPVC windows to the front elevation, door to:

EN-SUITE SHOWER ROOM

6' 3" x 8' 1" (1.93m x 2.47m) Fully tiled walls, shower cabinet with fitted shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, coved and textured ceiling, ceiling light.



BEDROOM 2

13' 4" x 9' 7" (4.08m x 2.94m) Fitted carpet, 2 UPVC windows to the front elevation, coved and textured ceiling, ceiling light, recessed double wardrobe with courtesy light.

BEDROOM 3

13' 1" x 8' 9" (4.00m x 2.68m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, recessed double wardrobe.



BEDROOM 4

11' 2" x 10' 0" (3.41m x 3.07m) plus door recess. Recessed single wardrobe with courtesylight, UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

MAIN SHOWER ROOM

11' 0" x 5' 8" (3.36m x 1.75m) Three piece suite comprising tiled shower cabinet with fitted shower, pedestal wash hand basin with low level WC, shaver point, fully tiled walls, radiator, obscure glazed UPVC window, extractor fan.

EXTERIOR

Extensive manicured lawns with generously stocked borders with a multitudinous array of rose bushes, plants, shrubs, flowers and trees, pathways with some metal gates and fenced segregation (primarily for dogs). Twin metal farm style gates opening on to an extensive gravelled driveway and turning bay with multiple parking for a variety of vehicles and access to:

DOUBLE GARAGE

22' 11" x 22' 11" (7m x 7m) Rendered concrete sectional construction with pitched roof, twin up and over doors, concrete base, power and lighting, also contains an oil-fired generator that automatically cuts in to provide power for the entire house in the unlikely event of a mains power cut.

LARGE SINGLE GARAGE

22' 11" x 13' 1" (7.00m x 4.00m) Of similar construction.

To the side of this there is a water irrigation tank with an automated system and a large oil storage tank on breeze block pillars.

PORTACABIN/FORMER OFFICES

36' 1" x 9' 10" (11m x 3m)

SUMMERHOUSE

9' 10" x 9' 10" (3m x 3m) maximum Cedarwood style summerhouse with power and lighting situated adjacent to the extensive private coloured paved patio with shaped block paved pathways, circular raised pond, stocked beds.

MODERN GARDEN ROOM/pod

As depicted in the photographs.

The gardens continue to the side where there are further lawns, extensive stocked borders, brick paved pathway, further coloured patio area, circular gravelled walk around a nicely set bed with established trees.

To the rear a further array of colour at all times of the year with succession planting (again to be appreciated by the photographs).

POLYTUNNEL

45' 11" x 11' 5" (14m x 3.5m) Metal framed with a concrete paved base and polythene covering.

To the side of this a succession of raised beds including 5 Asparagus beds and then a double gated access into the:



ORCHARD

With a variety of apple, plum, pear and cherry trees, a bluebell wood with established trees and walkways and, to the far end, a composting/waste area.

COMPOST AREA AND WILDLIFE POND

Located at the bottom (northern end) of the garden separated from the Main Garden by a fence, gate and hedge.

GARDEN IRRIGATION

The entire garden benefits from an irrigation system that allows all areas of the garden to be irrigated if and when required.

DIRECTIONS

From Spalding proceed in an easterly direction along Holbeach Road, taking a left hand turning into Roman Bank, then proceed up to the junction with Camelgate turning left into Marsh Road continuing for a round 2.5 miles and then turning left into Wragg Marsh where upon the property is situated after three quarters of a mile on the left hand side just past Balls Nursery.

AMENITIES

Spalding town centre is a round 4 miles from the property and the town offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with a modern hospital and bus and railway stations. The large towns of Boston and Kings Lynn and the city of Peterborough (18 miles south of Spalding) are easily accessed by road.















FLOOR PLAN

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, corridors, porches and any other areas are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves of these by inspection or otherwise. The makers, publishers and applicants of such floor plans do not bear liability for any error or omission in these particulars or otherwise. (Made with AutoCAD 2014)

EPC Rating

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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: S11450 (09 MAY 2024)

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