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109 Atherton Gardens, Pinchbeck, Spalding, PE11 3YJ

**Guide Price £359,995 Freehold**

- Modern Detached Family Home
- 4 Bedrooms (Master with Ensuite shower room)
- Open Plan Kitchen Dining and Snug Area
- South Facing Gardens (Fully Landscaped)
- 5 Solar Panels on Rear Roof (owned outright)

Immaculately presented 4 Bedroom Detached Family Home with single garage and ample off-street parking. Built by Allison Homes in 2019.

With open park views to the frontage and enclosed south facing landscaped gardens to the rear.

Located on the outskirts of the Market Town of Spalding, the property has easy access to all the local amenities.

The property is also fitted with Solar Panels for added cost saving.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



### **ACCOMMODATION**

Storm canopy porch with external lighting and through a composite obscured double-glazed door leading into:

### **ENTRANCE HALLWAY**

2 UPVC double glazed windows to the front elevation, skimmed ceiling, centre light point, smoke alarm, BT point, double radiator, staircase rising to first floor, central heating thermostat, porcelain Italian polished tiled floors, door into:

### **CLOAKROOM**

Skimmed ceiling, coat rails, porcelain Italian polished tiled floors.



### **FORMAL LOUNGE**

11' 6" x 18' 9" (3.52m x 5.74m) UPVC double glazed window to the front and side elevations, UPVC double glazed French doors to the rear elevation, 2 radiators, skimmed ceiling, 2 centre light points, TV point.

From the Entrance Hallway door to:



### **OPEN PLAN KITCHEN/DINING/LIVING AREA**

21' 10" x 25' 5" (6.68m x 7.75m) 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, UPVC double glazed window to the other side elevation, 3 double radiators, porcelain Italian polished tiled flooring. Kitchen area has inset LED lighting, Dining area and Living area has spotlight lighting. Fitted with a wide range of base, eye level and drawer units, integrated fridge freezer, integrated Bosh gas hob with glass splashback, Bosch canopy extractor hood over, integrated stainless steel Bosh double fan assisted oven, integrated Bosh dishwasher, inset one and a quarter bowl stainless steel sink with mixer tap, door into:



### **UTILITY ROOM**

7' 8" x 6' 7" (2.35m x 2.01m) Skimmed ceiling, centre light point, extractor fan, smoke alarm, UPVC double glazed door to the rear elevation, porcelain Italian polished floor tiles, fitted with a range of base and eye level units, work surfaces over, inset single bowl sink with mixer tap, central heating controls, plumbing and space for washing machine, space for tumble dryer, cupboard housing wall mounted Vaillant gas combination boiler. Storage cupboard off with hanging rail and shelving.



### **GROUND FLOOR W/C**

3' 6" x 6' 7" (1.09m x 2.03m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, porcelain Italian polished floor tiling, radiator, fitted with a two piece suite comprising low level WC and corner pedestal wash hand basin with mixer tap and tiled splashback.



UTILITY



Ground Floor W/C



From the Entrance Hallway the staircase rises to:

### FIRST FLOOR GALLERIED LANDING

10' 8" x 13' 1" (3.27m x 4.00m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator, storage cupboard off housing hot water cylinder with shelving.

### MASTER BEDROOM

11' 3" x 14' 7" (3.44m x 4.45m) UPVC double glazed window to the side elevation, skimmed ceiling, 2 centre light points, radiator, TV point, telephone point, central heating controls, 2 double door wardrobes fitted into recess (depth of 0.8m) with hanging rail and shelving.

### EN-SUITE

5' 1" x 7' 6" (1.57m x 2.29m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, stainless steel heated towel rail, part tiled walls, vinyl plank flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shower enclosure with fitted thermostatic shower with rainfall shower head.

### BEDROOM 2

12' 2" x 11' 4" (3.72m x 3.47m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

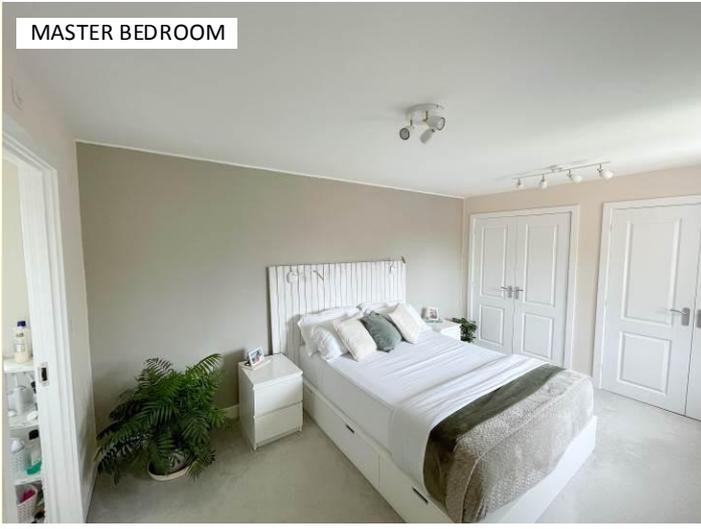
### BEDROOM 3

10' 3" x 11' 3" (3.13m x 3.44m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, fitted wardrobe into recess (depth of 0.82m) with hanging rail and shelving.

### BEDROOM 4

6' 3" x 11' 3" (1.91m x 3.44m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

MASTER BEDROOM



MASTER BEDROOM



### **FAMILY BATHROOM**

7' 3" x 10' 7" (2.22m x 3.23m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, heated towel rail, part tiled walls, vinyl plank flooring, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bath with mixer tap with further shower attachment tap, shower cubicle with fitted thermostatic shower and rainfall shower head.

### **EXTERIOR**

Tarmacadam driveway to the side of the property providing multiple off-road parking for vehicles and leading to Single Garage.

There is a lawned garden to the front with shrub borders and paved pathways. There is a lawn to the side of the property with gated access to the rear.

### **SINGLE GARAGE**

Power and lighting, storage into eaves, up and over door.

### **REAR GARDEN**

Beautifully presented with extensive lighting, cold water tap, patio area and mainly laid to lawn with a wide range of mature shrub and tree borders and further raised borders.

### **SERVICES**

Mains water, electricity and drainage. Gas central heating.

### **SOLAR PANELS**

5 solar panels owned outright by the vendors which provide a cost saving benefit.

MASTER ENSUITE



MASTER ENSUITE



BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 3



FAMILY BATHROOM



FAMILY BATHROOM



FAMILY BATHROOM







Floor 0



Floor 1

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** - D

### 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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**Ref: S11478 (05-06-24)**

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](mailto:spalding@longstaff.com)

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