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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



24 Regent Street, Spalding PE11 2YN

£245,000 Freehold

- Detached House
- Spacious Accommodation
- Gated Driveway to Garage
- Gas Central Heating
- Viewing Recommended

Detached 3 bedroom house in town location, gated off road parking with single garage. Gas central heating. Spacious well presented accommodation comprising entrance hallway, lounge, dining room, kitchen, sun room and cloakroom to the ground floor; 3 bedrooms and 4 piece family bathroom. Enclosed mature single gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured leaded UPVC double glazed door leading into:

ENTRANCE HALLWAY

7' 2" x 16' 7" (2.19m x 5.08m) Coved ceiling, centre light point, radiator, BT point, staircase rising to first floor, understairs storage cupboard, larder with shelving and lighting. Door into:

DINING ROOM

15' 1" x 13' 10" (4.62m x 4.23m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, centre light point, double radiator, centre light point, 2 double wall lights, feature tiled fireplace with open fire and grate.

From the Entrance Hallway into:

LOUNGE

11' 11" x 15' 7" (3.64m x 4.75m) UPVC double glazed bay window to the rear elevation, coved ceiling, centre light point, oak effect laminate flooring, double radiator, TV point, feature tiled fireplace with fitted gas coal effect fire.

From the Entrance Hallway an open arch leads into:

KITCHEN

9' 1" x 8' 0" (2.78m x 2.44m) Obscured UPVC double glazed window to the side



elevation, skimmed ceiling, inset LED lighting, tiled flooring, radiator, storage cupboard off with shelving fitted with a wide range of base, eye level and display units with work surfaces over, tiled splashbacks, inset stainless steel bowl sink with mixer tap, Bosch dishwasher, integrated Belling ceramic hob, integrated stainless steel electric fan assisted oven, Belling stainless steel canopy extractor hood over, glazed door into:

SUN ROOM

9' 0" x 11' 5" (2.75m x 3.50m) UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the side elevation, skimmed ceiling with centre light point, double radiator, tiled flooring, plumbing and space for washing machine, obscure glazed door leading into:

BOILER ROOM

5' 5" x 5' 1" (1.67m x 1.55m) Coat rail and lighting, fitted gas boiler, central heating controls, space for freezer.

From the Sun Room into:

CLOAKROOM

2' 7" x 5' 4" (0.8m x 1.63m) Skimmed ceiling, centre light point, tiled flooring, fitted with a two piece suite comprising low level WC and corner wash hand basin with taps and tiled splashbacks.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

8' 1" x 11' 9" (2.47m x 3.59m) Obscured glazed window to the side elevation, coved ceiling, centre light point, access to loft space, storage cupboard off housing hot water cylinder with slatted shelving.

MASTER BEDROOM

12' 0" x 15' 11" (3.66m x 4.86m) into bay. UPVC double glazed bay window to the rear and side elevations, coved ceiling, centre light point, double radiator, 2 double wardrobes with hanging rail and shelving.

BEDROOM 2

11' 11" x 13' 2" (3.65m x 4.02m) UPVC double glazed window to the front elevation, glazed window to the side elevation, coved ceiling, centre light point, radiator, 3 bespoke wardrobes with hanging rail and shelving and built-in dressing table.

BEDROOM 3

8' 0" x 8' 8" (2.44m x 2.65m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 2" x 8' 6" (1.90m x 2.61m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, dimmer switch control, extractor fan, towel rail, fully tiled walls, tiled floor with under floor heating, fitted with a four piece suite comprising low level WC, corner wash hand basin fitted into vanity unit with storage below, fully tiled shower cubicle with fitted thermostatic shower over, corner bath with central mixer tap.

EXTERIOR

Dwarf brick wall with wrought iron railings and double wrought iron gate leading on to the gravelled driveway.

GARAGE

7' 2" x 15' 5" (2.20m x 4.71m) Double wooden doors to the front elevation, power and lighting, wooden glazed window to the rear elevation, personnel door to rear garden.

REAR GARDENS

Predominantly laid to lawn with a wide range of mature shrubs and trees (including fruit trees), covered pergola area with crazy tiled patio.

WOODEN GARDEN SHED

5' 6" x 14' 2" (1.69m x 4.33m)

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, turning left at the first set of traffic lights into St. Thomas Road. Proceed without deviation and take the fourth right hand turning into Regent Street where upon the property is situated on the right hand side.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

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: S11512

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

