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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Pullman Court, Spalding PE11 1GT

£450,000 Freehold

- Executive Detached Property
- Close to Town Centre
- Open Plan Kitchen Diner, Conservatory
- 4 Double Bedrooms, 2 En-Suites
- Ample Off-Road Parking, Double Garage

Unique executive detached property situated close to the town centre. Accommodation comprising entrance hallway, open plan kitchen diner, utility room, doakroom, conservatory, lounge, bedroom and en-suite to the ground floor; master bedroom with en-suite and 2 further bedrooms and bathroom to the first floor. Enclosed mature rear gardens, multiple off-road parking and double garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with external lighting and through an UPVC double glazed door with matching full length obscured glazed panel to the side leading into:

ENTRANCE HALLWAY

23' 10" x 13' 9" (7.28m x 4.21m) at the widest point
Skimmed and coved ceiling, 2 centre light points, understairs storage cupboard with coat rails, central heating thermostat, alarm controls, radiator with cover, BT point, staircase rising to first floor, door into:

STUDY

7' 1" x 10' 4" (2.18m x 3.16m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre spotlight fitment, radiator, oak laminate flooring.



From the Entrance Hallway a door leads into:

BEDROOM 2

14' 11" x 13' 10" (4.55m x 4.24m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point, TV point, door into:

EN-SUITE

6' 9" x 7' 3" (2.07m x 2.22m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, fully tiled walls, full length heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and mirror and light over, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway into:

LOUNGE

14' 10" x 23' 10" (4.53m x 7.28m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, 2 double radiators (one with cover), TV point, BT point, feature fireplace with wooden surround and marble insert and hearth with fitted pebble coal effect gas fire.

From the Entrance Hallway a door leads into:

OPEN PLAN KITCHEN DINING ROOM

13' 4" x 21' 10" (4.08m x 6.67m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading into Conservatory, tiled flooring, 2 double radiators with covers, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Belling gas hob with Belling canopy extractor hood over, integrated eye level double electric fan assisted oven, Beko dishwasher, integrated fridge freezer, pull out larder unit, under cabinet lighting. Door into:

UTILITY ROOM

6' 8" x 9' 0" (2.05m x 2.75m) UPVC double glazed door to the side elevation, tiled flooring, skimmed and coved ceiling, centre spotlight fitment, extractor fan, central heating controls, fitted with base units, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, wall shelving, radiator. Door into:

CLOAKROOM

4' 10" x 6' 7" (1.48m x 2.03m) Tiled flooring, radiator, skimmed and coved ceiling, centre light point, extractor fan, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with taps and wall mirror over.

From the Kitchen Diner into:



EDWARDIAN STYLE CONSERVATORY

11' 6" x 11' 10" (3.53m x 3.61m) Dwarf brick wall construction and UPVC double glazed windows to both sides and to the rear elevation, double radiator, tiled flooring, centre fan light, power points, UPVC double glazed French doors to the side elevation.

From the Entrance Hallway the staircase rises to:

GALLERIED LANDING

11' 11" x 16' 4" (3.65m x 4.99m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, smoke alarm, radiator, storage into eaves, door into:

MASTER BEDROOM

19' 10" x 21' 7" (6.06m x 6.6m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, TV point, telephone point, storage into eaves, double radiator, walk-in wardrobe fitted into recess (depth of 1.71m) with hanging rails. Door into:

EN-SUITE

6' 11" x 8' 7" (2.13m x 2.64m) Obscured UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, heated towel rail, fully tiled walls, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 3

11' 1" x 11' 8" (3.40m x 3.58m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point.

BEDROOM 4

12' 4" x 9' 10" (3.77m x 3.02m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, TV point, telephone point, double radiator, fitted wardrobe into recess (depth of 0.66m) with hanging rail and shelving.

FAMILY BATHROOM

7' 6" x 10' 10" (2.30m x 3.32m) Velux window to the front elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, fully tiled walls, heated towel rail, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with mixer tap and further shower attachment tap, fully tiled shower cubicle with





fitted thermostatic shower over. Storage cupboard housing hot water cylinder.

EXTERIOR

Shared private roadway on to tarmacadam driveway with further gravelled area and shrub borders. Extensive lighting.

DOUBLE GARAGE

17' 9" x 16' 6" (5.42m x 5.03m) Electric up and over door, skimmed ceiling, centre light point, electric consumer unit board, housing water softener unit, wall mounted Glow Worm boiler, power points, UPVC double glazed door to the side elevation.

Wooden side access gate (to both sides of the property) with paved pathways and gravelled borders and leading to an extensive flagstone patio area with lighting. Separate electric consumer board for Hot Tub.

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrub and tree borders. Fenced boundaries to both sides and to the rear elevation. Wooden garden shed.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing and then turn immediately left into St Johns Road. Proceed to the end taking a left hand turning into Pullman Court and take a right hand turning where the property is located on the right-hand side.

AMENITIES

The town centre is within an easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 19 miles to the South and has a fast train link with London Kings Cross (minimum journey time 48 minutes).





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

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Ref: S11531

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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		