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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



White Roses, 3 Haverfield Road, Spalding PE11 2XP

Guide Price £350,000 Freehold

- Delightful Property
- Many Original Features
- 3 Double Bedrooms
- Spacious Accommodation
- No Onward Chain

Delightful and individual detached house in pleasant, convenient town location. Many original features. Spacious, well proportioned accommodation comprising 3 Double Bedrooms, Kitchen, Dining/Family Room, Bathroom and separate Shower Room, Sitting Room, Dining Room, Carriage style driveway and attractive, established gardens. Viewing highly essential. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Original front entrance door with obscure glazed panels leading into:

RECEPTION HALL

13' 5" x 4' 0" (4.11m x 1.22m) (minimum). Herringbone design wood block flooring, coved cornice, smoke alarm, ceiling light, staircase off, doors arranged off to:

CLOAKROOM

9' 2" x 2' 8" (2.81m x 0.83m) Obscure glazed window, two piece suite comprising low level WC and bracket hand basin, space for tumble dryer, coat hooks, ceiling light, woodblock flooring.

SITTING ROOM

29' 6" x 12' 0" (9.00m x 3.66m) Herringbone design woodblock flooring, four period wall lights, attractive windows to the front and rear elevations, two radiators, ceiling light, Handol log burner set within attractive chimney breast.



DINING / FAMILY ROOM

12' 3" x 15' 10" (3.74m x 4.83m) Ceramic floor tiles, modern log burner set within chimney breast, two ceiling lights, window to the rear elevation, radiator.

RECESSED SEATING AREA

6' 7" x 6' 6" (2.02m x 1.99m) (max) with a curved wall with tiled sill, original multipane external entrance door, ceramic floor tiles, ceiling light, radiator. From the dining/family room direct access into:



KITCHEN

17' 4" x 7' 8" (5.30m x 2.36m) Ceramic floor tiles matching those in the dining/kitchen area, shaker style units comprising base cupboards and drawers, glazed wall cupboards, plate rack, granite style worktops with single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, Miele induction hob with contemporary Elica extractor hood, Siemens electric double oven, Miele automatic washing machine, delightful natural wood fitted storage unit with multiple drawers, ceiling lights, window to the front elevation, side entrance door, security alarm control panel, radiator, Siemens free standing fridge freezer.

From the Reception Hall the open tread staircase with rope bannister raises to:



GALLERIED FIRST FLOOR LANDING

16' 10" x 7' 5" (5.15m x 2.27m) (overall) exposed floorboard, smoke alarm, ceiling light, access to loft space, radiator, window to the front elevation with tiled sill, doors arranged off to:



BEDROOM 1

15' 10" x 12' 3" (4.85m x 3.74m) Window to the rear elevation, exposed floorboards, coved cornice, two ceiling lights, fitted four door wardrobe units.

BEDROOM 2

13' 1" x 11' 11" (4.01m x 3.65m) Windows to the front and side elevations, exposed floorboards, radiator, ceiling light.



BEDROOM 3

15' 11" x 12' 0" (4.87m x 3.66m) Window to the rear elevation overlooking the gardens, exposed floorboards, ceiling light, radiator, free standing four door wardrobe unit.



BATHROOM

7' 10" x 6' 9" (2.41m x 2.07m) Tiled floor, half tiled walls, three piece contemporary suite comprising of Victoria and Albert roll top bath with mixer tap, low level WC, pedestal wash hand basin, vertical radiator/towel rail, fan heater, ceiling light, obscure glazed side window.

SHOWER ROOM

9' 6" x 7' 10" (2.91m x 2.41m) 1200 x 900 shower cabinet with fitted shower, pedestal wash hand basin, low level WC, tiled floor, partial wall tiling, radiator, window to the front elevation, cupboard housing the Worcester gas fired central heating boiler and overhead store cupboards.



EXTERIOR

At the front of the property there is a brick wall with decorative wrought iron inserts, wrought iron hand gate, carriage style tarmac driveway with in and out access providing parking for several cars. Hand gate giving access to:

DELIGHTFUL ESTABLISHED REAR GARDENS

Approximately south facing on two levels, the higher level being principally laid to lawn with a garden shed in the back corner, stocked borders along with a paved brick trimmed patio extending across the rear of the house. There is a second hand gate to the other side of the property leading to the rear where there is a log store. The remaining garden is at a lower level with a lawn and established, stocked borders with a variety of shrubs, plants, flowers, bushes etc., trellised arch, rear patio area.



QUIRKY BRICK OUTBUILDING

Brick and recently re-roofed comprising two areas, one potentially as a small studio or work from home office and the other a useful freezer/provisions store. Provides very interesting talking point!





DIRECTIONS

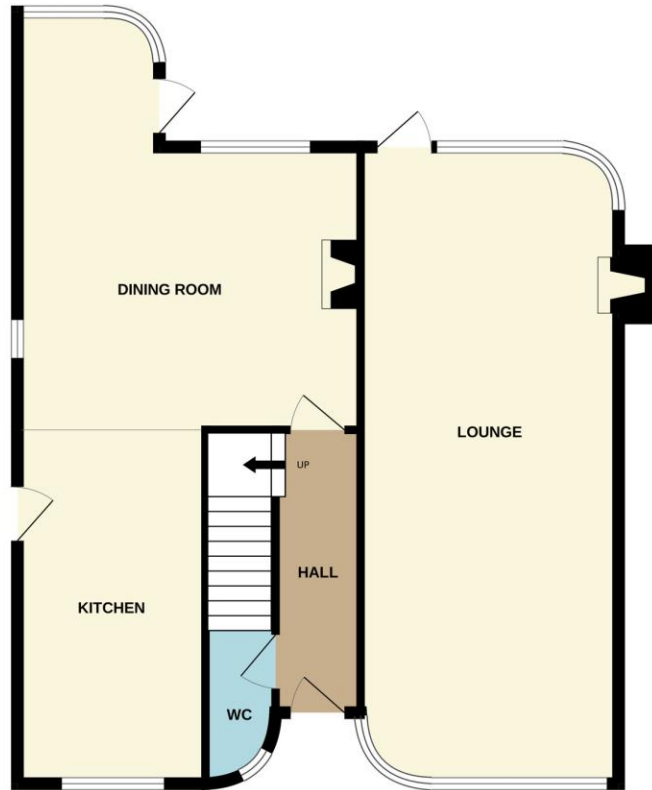
From the centre of town at High Bridge, proceed in a southerly direction along London Road with the river on your left and take the second right hand turning into Haverfield Road. The property is situated on the left hand side.

AMENITIES

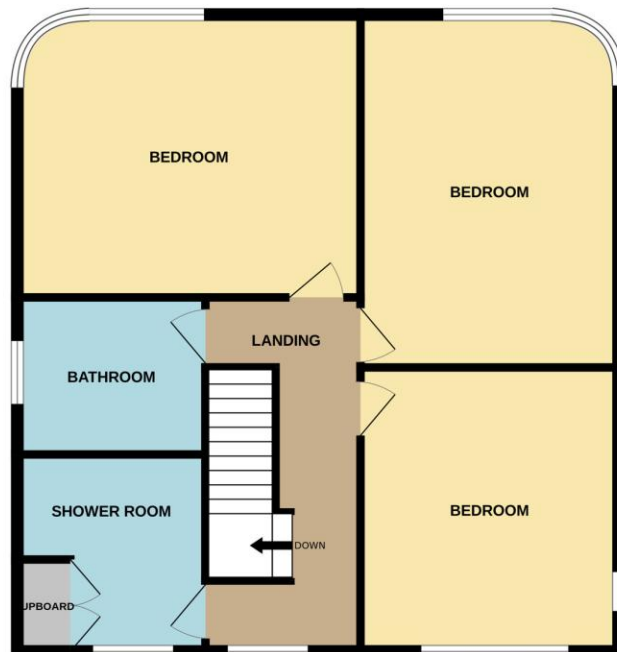
Spalding town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The River Welland flows through this delightful Georgian market town. Peterborough is 19 miles to the south and has a fast train link with London King's Cross, minimum journey time 46 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES All Mains

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: 16605

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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		