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Kimberley House, 174 Spalding Road with Potential Building Plot, Pinchbeck, PE11 3UE

£359,000 Freehold

Attractive double fronted individual detached house dating to 1900. 4 bedrooms (one en-suite), 2 reception rooms, large garage, brick stores, ample parking. Full Planning Consent granted for a single storey dwelling with amended access (H14-0401-23) on the rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



KIMBERLEY HOUSE

We are pleased to offer for sale this attractive family house with generous sized established gardens and the option of developing part of the rear garden for a single storey dwelling (plans attached). Offering great potential. Viewing is highly recommended.

ACCOMMODATION

Front entrance door with glazed fan light opening into:

RECEPTION HALL

13' 6" x 5' 11" (4.13m x 1.82m) Consumer unit, staircase off, smoke alarm, useful under stairs store cupboard with shelving, multi pane obscure glazed door to:

SITTING ROOM

14' 1" x 12' 11" (4.31m x 3.96m) Georgian style UPVC bowed window to the front elevation, window to the side elevation,



brick chimney breast with tiled insert, brick hearth and modern wood burning stove. Radiator, coved and textured ceiling, ceiling light, 2 wall lights.

FITTED BREAKFAST KITCHEN

10' 3" x 16' 7" (3.13m x 5.08m) Extensive range of fitted units comprising base cupboards and drawers beneath the worktops with inset double bowl single drainer stainless steel sink unit with hot and cold mixer tap, intermediate wall tiling, matching eye level wall cupboards, Worcester gas fired central heating boiler, Georgian style UPVC window to the rear elevation, appliance space, 2 fluorescent strip lights, fitted carpet, double radiator, multi pane obscure glazed door to:

DINING ROOM

13' 6" x 13' 9" (4.14m x 4.21m) Georgian style UPVC bowed window to the front elevation, 4 wall lights, ceiling light, radiator, fitted carpet.

From the Kitchen a further multi pane obscure glazed door opens into:

UTILITY ROOM

10' 1" x 6' 7" (3.08m x 2.03m) plus recess. Plumbing and space for washing machine, space for tumble dryer, tiled flooring, sink unit with mixer tap, UPVC window, UPVC external entrance door, security alarm control panel, tiled floor, coved cornice, fluorescent strip light, door to:

CLOAKROOM

Two piece suite comprising low level WC and bracket hand basin, tiled floor, obscure glazed UPVC window.

From the Reception Hall the carpeted staircase with exposed spindles and bannister rail rises to:

GALLERIED FIRST FLOOR LANDING

13' 2" x 6' 1" (4.02m x 1.86m) overall Fitted carpet, coved cornice, ceiling light, smoke alarm, Georgian style UPVC window to the front elevation, doors arranged off to:

BEDROOM 1

14' 0" x 13' 1" (4.29m x 3.99m) Dual aspect with Georgian style UPVC windows to the front and side elevations, coved cornice, radiator, ceiling light, fitted carpet.

BEDROOM 2

12' 11" x 10' 1" (3.95m x 3.08m) plus recess 5' 6" x 3' 9" (1.68m x 1.15m), varnished floorboards, Georgian style UPVC window to the front elevation, coved cornice, ceiling light, radiator. Door to:

EN-SUITE SHOWER ROOM

7' 0" x 3' 4" (2.14m x 1.03m) Three piece suite comprising tiled shower cabinet, bracket hand basin with hot and cold taps, low level WC, fully tiled walls, shaver point, vertical radiator/towel rail.

From the main Galleried Landing step down to:

REAR LANDING

10' 4" x 3' 0" (3.16m x 0.93m) Fitted carpet, ceiling light, doors arranged off to:

BEDROOM 3

10' 1" x 10' 0" (3.08m x 3.07m) Fitted carpet, UPVC window to the rear elevation, coved cornice, ceiling light, radiator.



BEDROOM 4

10' 0" x 6' 9" (3.05m x 2.06m) maximum including large fitted Airing Cupboard with double doors, hot water cylinder and shelving. UPVC window to the rear elevation, radiator, ceiling light.

BATHROOM

6' 0" x 9' 10" (1.84m x 3.02m) Half tiled walls, fitted three piece coloured suite comprising panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, obscure glazed UPVC window, access to loft space, radiator, ceiling light.

EXTERIOR

There is a hedge to the front boundary with a gravelled low maintenance garden area, tarmac driveway with extensive turning bay and multiple parking leading down the side of the property passing the externally mounted gas and electricity meters and in turn leading to:

LARGE DETACHED GARAGE

19' 10" x 15' 9" (6.06m x 4.82m) Of brick construction and having remote controlled electronically operated roller door, personnel door, concrete base, multiple power sockets and strip lights.

BRICK STORES

Attached to the rear of the house there is a brick store area, scullery and outside toilet, outside tap.

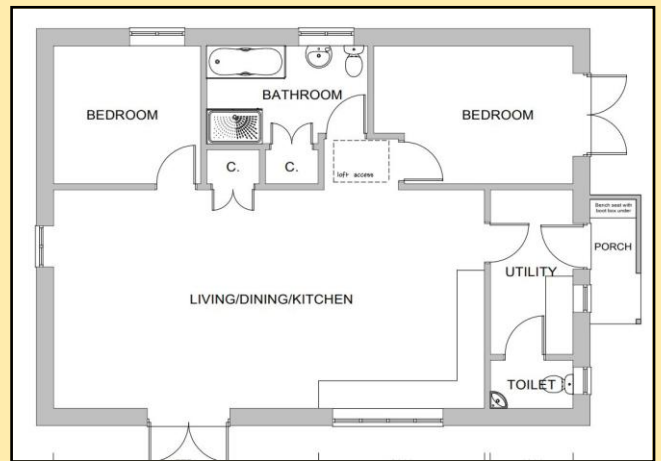
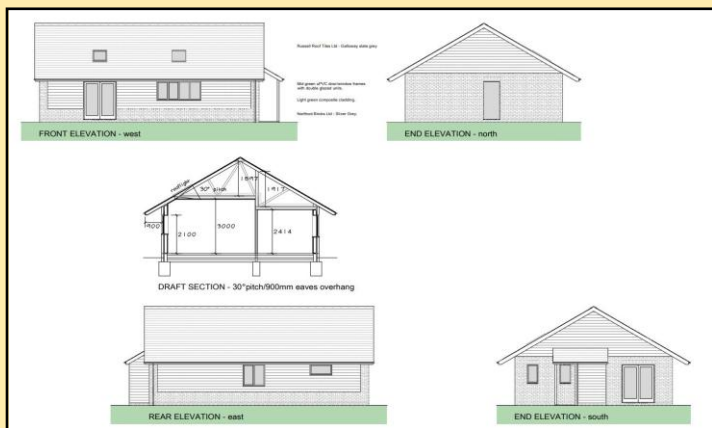
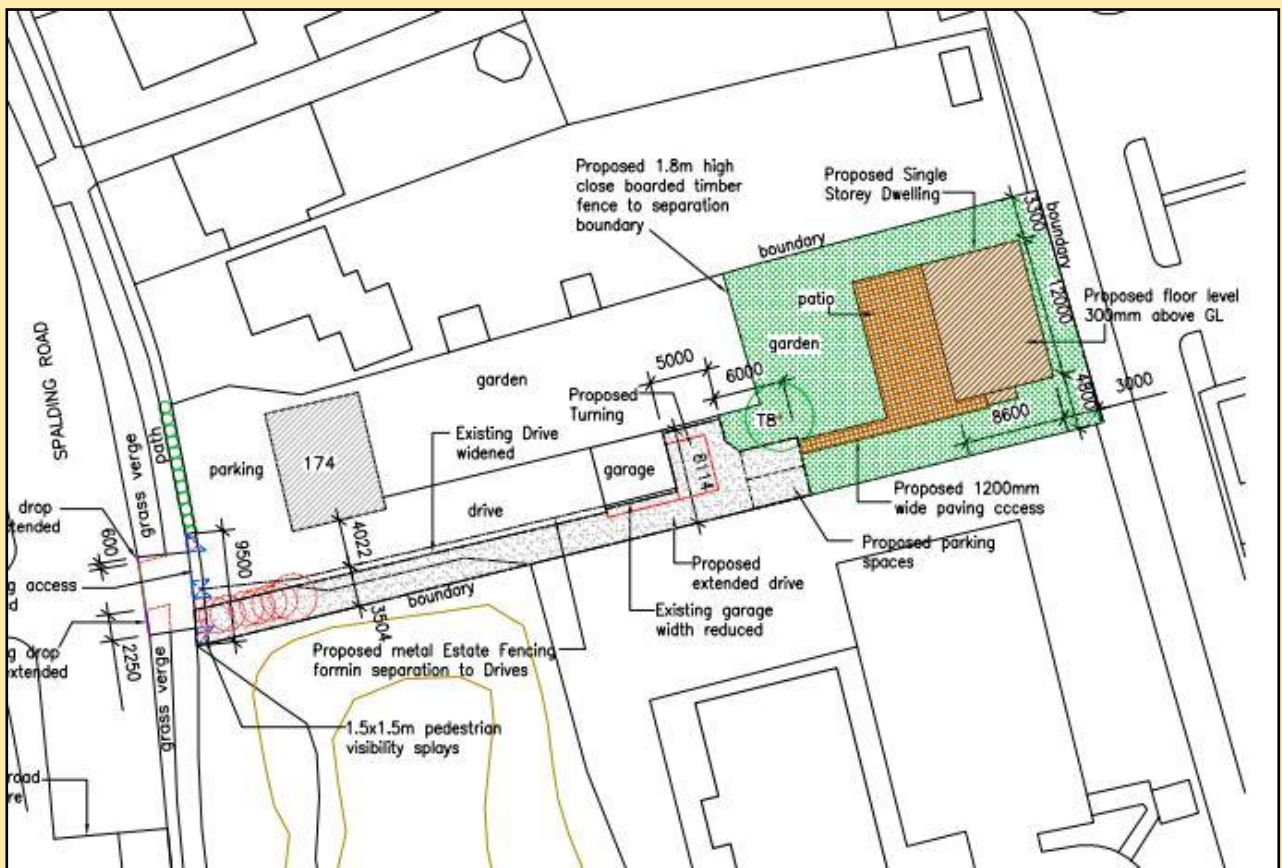
TOOL STORE

13' 5" x 5' 2" (4.1m x 1.6m)

Immediately to the rear of the house there is an extensive paved patio with stocked borders and a neat lawned garden again with stocked borders, dose boarded fencing to the left hand boundary. Beyond the garage and rear garden there is a further extensive garden area (planning permission was passed in 2023 - see attached - for a single storey dwelling with revised access. A copy of the consent is attached for reference.







TENURE Freehold

SERVICES See Note

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: S11583

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.co.uk
www.longstaff.co.uk

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

