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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 The Parkway, Spalding PE11 3EE

£380,000 Freehold

- No Chain
- 4 Bedrooms, En-Suite to Master
- Double Garage
- Popular Location
- Viewing Recommended

Substantial detached residence situated in a popular location within walking distance of the town centre. Entrance hallway, lounge, dining room, kitchen diner, utility room and cloakroom to the ground floor; 4 double bedrooms (en-suite to the master) and family bathroom. Mature gardens to the front and rear, integral double garage, generous off-road parking. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Open porch with lighting and through a solid wooden door with obscured glazed panels to both side elevations leading into:

ENTRANCE HALLWAY

9' 9" x 18' 10" (2.98m x 5.76m) Coved and textured ceiling, 2 centre light points, smoke alarm, BT point, tiled flooring, double radiator, alarm controls, staircase rising to first floor, obscured glazed door leading into:

LOUNGE

15' 3" x 19' 11" (4.66m x 6.08m) UPVC double glazed sliding patio doors to the rear elevation, 2 double radiators, coved and textured ceiling, 2 decorative ceiling roses, 2 centre light points, 2 wall lights, TV point, feature fireplace with marble insert and hearth with fitted gas coal effect fire.

From the Entrance Hallway a wooden obscured glazed door leading into:



DINING ROOM

14' 0" x 12' 11" (4.28m x 3.94m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, dado rail, double radiator.

From the Entrance Hallway there is an archway and leading off to door to:

CLOAKROOM

3' 10" x 6' 2" (1.17m x 1.89m) Coved and textured ceiling, centre light point, extractor fan, radiator, tiled flooring, fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

From the Entrance Hallway a wooden obscure glazed door leads into:

KITCHEN DINER

10' 1" x 13' 4" (3.09m x 4.07m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre strip light, tiled flooring, double radiator, 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 Neff gas hob, extractor hood, integrated Neff dishwasher, integrated eye level Neff electric oven, integrated fridge. Wooden obscured glazed door into:

UTILITY ROOM

10' 1" x 9' 7" (3.08m x 2.93m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, radiator, tiled flooring, plumbing and space for washing machine, space for freezer, door into Double Garage.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

9' 9" x 17' 6" (2.99m x 5.34m) Coved and textured ceiling, centre light point, access to loft space, double radiator, storage cupboard with hanging rail and shelving to one side and hot water cylinder to the other side with central heating controls. Door into:

MASTER BEDROOM

13' 8" x 15' 4" (4.19m x 4.69m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator, BT point, TV point, door into:

EN-SUITE

5' 10" x 7' 4" (1.79m x 2.25m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre





light point, radiator, shaver point, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and medicine cabinet over, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2

13' 8" x 12' 4" (4.19m x 3.77m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator.

BEDROOM 3

10' 2" x 13' 4" (3.10m x 4.08m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator.

BEDROOM 4

9' 5" x 12' 6" (2.89m x 3.83m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

7' 10" x 9' 5" (2.39m x 2.88m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, shaver point, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with fitted taps.

EXTERIOR

To the front of the property there is an extensive gravelled driveway providing multiple off-road parking, there is a lawned front garden with a wide range of mature shrubs and trees.

Wooden side access gate to the rear garden.

DOUBLE GARAGE

3.05m x 6.41m, up and over door to the front elevation, wooden glazed window to the side elevation, textured ceiling, centre strip lighting, access to loft space, power points. There is partition wall between the Garages.

REAR GARDEN

Extensive patio area with paved pathways, external lighting, cold water tap, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevation.



DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road continue over the level crossing and then turn immediately left into St Johns Road. Continue without deviation to the T junction turning left on to Hawthorn Bank and then first right on to The Parkway.

AMENITIES

Local primary schools within easy walking distance and the town centre less than a mile from the property offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings 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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If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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: S11611

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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