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5 Church Street, Spalding PE11 2PB

£275,000 Freehold

- Two Reception Rooms
- Georgian Townhouse in conservation Area
- Garden Room/Hobby Room
- Courtyard Garden
- Total Accommodation Extends to 1492 Sq.Ft

Stunning double fronted Georgian town house overlooking the Parish Church of St Mary & St Nicholas. Grade II Listed with many original period features. Sitting room, open plan dining room/kitchen and downstairs cloakroom, 2 double bedrooms, dressing room/study, en-suite and family bathroom. Brick garden/hobbies room and courtyard style garden. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Attractive front entrance door leading into:

RECEPTION HALL

16' 4" x 6' 0" (4.98m x 1.84m) including staircase. Security alarm control panel, radiator, ceiling light, cupboard housing the electricity meter and fuse box, useful understairs store cupboard.

CLOAKROOM

7' 3" x 3' 6" (2.21m x 1.09m) LVT flooring, fitted two piece suite comprising low level WC with push button flush and concealed cistern, wash hand basin with store cupboards beneath, obscure glazed window, ceiling light.



SITTING ROOM

18' 8" maximum x 16' 4" (5.69m maximum x 4.98m) Oak flooring in a herringbone design, central feature beam, Inglenook fireplace with brick surround, tiled hearth and timber mantle, 4 wall lights, radiator, multi pane Georgian window to the front elevation, TV point.

OPEN PLAN KITCHEN/DINING ROOM

DINING ROOM

14' 7" x 14' 10" (4.45m x 4.53m) Wood grain effect laminate flooring, multi pane Georgian window to the front elevation, feature ceiling beam, recessed ceiling lights, decorative fireplace with tiled hearth, radiator, breakfast bar.

KITCHEN AREA

17' 6" x 8' 5" (5.34m x 2.58m) maximum Range of modern fitted units with integrated dishwasher, deep pan drawers, single drainer resin sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards with under lighters, built-in Neff electric oven, Lamona 4 ring ceramic hob with multi speed cooker hood above, built-in Lamona microwave oven, breakfast bar, plumbing and space for washing machine, tiled floor, sealed unit double glazed window overlooking and stable style door giving access to the rear courtyard.

From the Reception Hall the carpeted staircase leads to a split landing with access up three steps to:

DRESSING ROOM/STUDY

7' 5" x 6' 11" (2.28m x 2.11m) Sealed unit double glazed window to the rear elevation, radiator, ceiling light, fitted carpet, door to:

BATHROOM

7' 3" x 6' 9" (2.21m x 2.08m) Three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC with push button flush, half tiled walls, tiled floor, radiator, obscure glazed window to the rear elevation.

MAIN GALLERIED LANDING

Exposed beams, ceiling light, access to loft space, window to the front elevation, doors arranged off to:

MASTER BEDROOM

14' 9" x 15' 5" (4.50m x 4.72m) Multi pane Georgian window to the front elevation with secondary glazing, fitted carpet, arched alcove, radiator, ceiling light, door to:



EN-SUITE SHOWER ROOM

7' 1" x 6' 7" (2.17m x 2.01m) Fully tiled walls, tiled floor, 1200mm shaped shower cabinet with Mira shower, low level WC with push button flush, hand basin set within vanity unit with mixer tap, vertical radiator/towel rail, obscure glazed window to the rear elevation, recessed ceiling lights, extractor fan, wall mounted Worcester gas fired central heating boiler.

BEDROOM 2

14' 6" x 16' 11" (4.42m minimum x 5.18m) Multi pane Georgian style window to the front elevation with secondary glazed panel, fitted carpet, radiator, ceiling light, recessed storage cupboard with shelving and drawers, further recess with Airing Cupboard with shelving and heater.

EXTERIOR

The property fronts directly on to the pavement and there is a wrought iron side hand gate opening on to a:

SOUTH WEST FACING PATIO

Approx 7.5m x 2.4m with wrought iron railings and a step down to the rear to the:

COURTYARD GARDEN

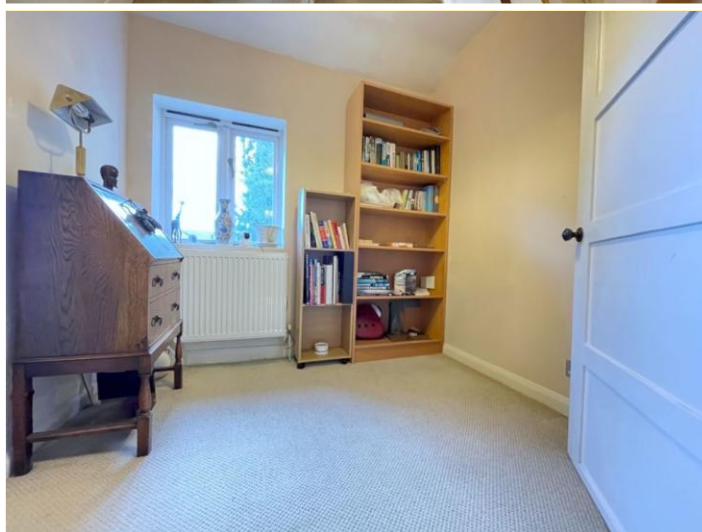
Approx 4m in depth x 6.5m width this is a private paved courtyard with trellis attached to the rear of the house providing a pleasant seating area.

BRICK SUMMERHOUSE/OFFICE

12' 3" x 10' 6" (3.74m x 3.21m) plus door recess, brick and slate construction with a high ceiling with integrated roof lights, recessed ceiling light, laminate flooring, TV point, power points, south facing glazed double French doors with side panels opening on to the courtyard garden.

DIRECTIONS

The property is situated within the centre of the town in a conservation area and is found by walking in an easterly direction from the High Bridge along Church Street. The property is situated on the left hand side opposite the Church.



AMENITIES

The town centre is an easy walk from the property and offers a range of shopping, banking, leisure, commercial, educational and medical facilities, pubs, restaurants and the South Holland Civic Centre with regular theatre, cinema and live performances. Spalding also has bus and railway stations, the latter connecting to Peterborough and the East Coast mainline. From Peterborough the minimum journey time to London's Kings Cross is 48 minutes. Spalding is ideally situated for exploring the fens, the Lincolnshire and North Norfolk Coast and other neighbouring towns such as Stamford along with the cities of Peterborough and Lincoln.





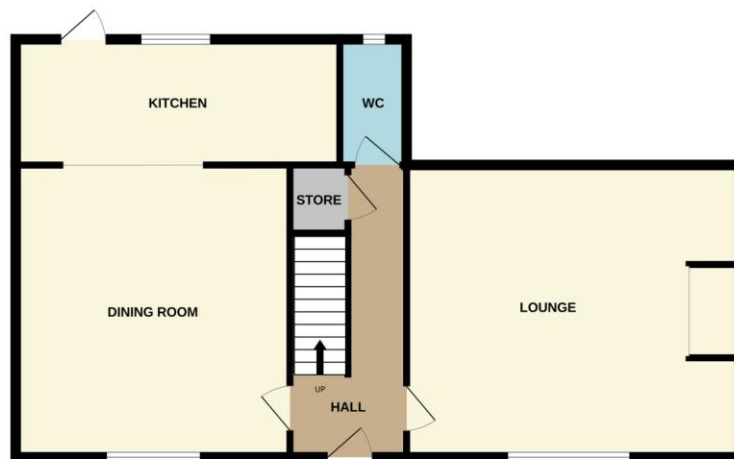




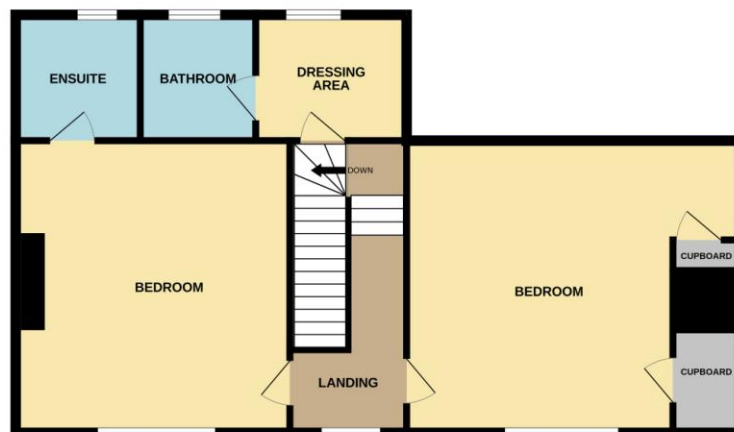




GROUND FLOOR



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	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND

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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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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