

EST 1770



# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 6 Charlette Way, Spalding PE11 1RW

**£410,000 Freehold**

- Superbly Presented
- Four Bedrooms
- Dressing Room and En-Suite to Master Bedroom
- Enclosed Rear Gardens
- Popular Location

Superbly presented detached residence situated close to town with accommodation comprising Entrance Hallway, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Downstairs Cloakroom, Four Bedrooms with Ensuite and Dressing Room to Master Bedroom, Three further Bedrooms, Four Piece Family Bathroom, Integral Double Garage.

SPALDING 01775 766766   GRANTHAM 01476 565371   BOURNE 01778 420406

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





#### ACCOMMODATION

Open porch with outdoor lantern lighting leading to a composite obscured glazed door with matching full length obscured UPVC double glazed panel to side elevation leading into:

#### ENTRANCE HALLWAY

9' 11" x 18' 10" (3.03m x 5.75m) With textured and coved ceiling with two x centre light points, smoke alarm, central heating thermostat, double radiator, telephone point, fitted oak effect laminate flooring, stairs off leading up to first floor galleried landing. Door off into:

#### DOWNSTAIRS CLOAKROOM

5' 11" x 6' 4" (1.82m x 1.94m) With textured and coved ceiling, centre light point, extractor fan, single radiator, tiled flooring, part tiled walls, fitted with two piece suite comprising of low level WC, wash-hand basin fitted into





vanity unit with storage below with mixer tap, wall mirror and towel rail.

#### LOUNGE

13' 4" x 18' 2" (4.07m x 5.56m) UPVC double glazed boxed bay window to the front elevation, textured and coved ceiling with 2 x centre light points, 3 x wall lights, 2 x double radiators, 2 x television points, marble fire place with marble insert and marble hearth with fitted gas pebble effect fire, box opening into:

#### RECEPTION ROOM 2

13' 4" x 13' 7" (4.07m x 4.15m) With UPVC double glazed French doors to the rear elevation with matching full length UPVC double glazed panels to both side elevations, textured and coved ceiling with centre light point, double radiator, door off leading into back into main entrance hallway.

#### KITCHEN

12' 0" x 9' 11" (3.66m x 3.04m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with inset LED lighting, double radiator, tiled flooring, fitted with a wide range of base, eye level and drawer units with preparation surfaces over, inset one and a quarter bowl sink with mixer tap, integrated NEFF fridge, integrated full size NEFF dishwasher, pull out carousel storage unit, integrated stainless steel double fan assisted Bosch oven, integrated John Lewis induction hob with stainless steel canopy extractor hood over with glass lid, further display cabinets. Opening into:

#### BREAKFAST ROOM

6' 0" x 10' 1" (1.84m x 3.09m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, tiled coordinated flooring from kitchen into the breakfast room, door off leading into:

#### UTILITY ROOM

9' 1" x 10' 5" (2.77m x 3.19m) With UPVC double glazed window to the side elevation, obscured UPVC double glazed door to rear elevation, textured and coved ceiling with centre light point, part tiled walls, tiled coordinating flooring from the kitchen into utility room, single radiator, space for American fridge freezer, fitted with range of base units with preparation surfaces over tiled splash backs in insets stainless steel sink, plumbing and space for washing machine, central heating controls, fire door off leading into rear of garage.

#### FIRST FLOOR GALERIED LANDING

6' 4" x 16' 1" (1.94m x 4.92m) With UPVC double glazed window to side elevation, textured and coved ceiling with centre light point, loft access, storage cupboard off housing hot water cylinder with slatted shelving. The loft is partly boarded with lighting and further electric sockets.

#### MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE

13' 3" x 13' 6" (4.06m x 4.12m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, television point, fitted triple wardrobe with sliding doors (0.7m depth), glass central door hanging rail, shelving.

#### DRESSING ROOM

6' 7" x 10' 2" (2.02m x 3.12m) With textured and coved ceiling, centre light point, builtin dressing table with matching mirror and over storage, power points.

#### MASTER ENSUITE

6' 7" x 6' 6" (2.01m x 2.00m) Obscured UPVC double glazed window to the front



elevation, skimmed and coved ceiling with inset LED lighting, tile effect laminated flooring, fully tiled walls, stainless steel heated full length towel rail, fitted with a 3 piece suite comprising low level WC, sink fitted into vanity unit with storage below, fitted mixer tap, fully tiled shower enclosure with fitted thermostatic shower over, glass sliding doors, extractor fan.

#### **BEDROOM 2**

13' 2" x 13' 5" (4.02m x 4.11m) With UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point, single radiator, fitted laminated flooring.

#### **BEDROOM 3**

8' 10" x 12' 3" (2.70m x 3.74m) With UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, fitted laminated flooring.

#### **BEDROOM 4**

9' 11" x 10' 11" (3.03m x 3.33m) With UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point, single radiator.

#### **FAMILY BATHROOM**

6' 0" x 10' 2" (1.85m x 3.10m) With obscured UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, extractor fan, fully tiled walls, double radiator, shaver point, fitted with 4 piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap, towel rail, bath with shower mixer tap, fully tiled shower cubicle with fitted thermostatic shower over.

#### **EXTERIOR**

Lawned area to the front of the property with a wide range of shrub and tree borders with paved pathways. There is a gravel driveway providing multiple off road parking leading to:

Wooden access gate, paved pathways, outdoor lighting, outdoor tap, leading to extensive block paved pathway into half moon block paved patio area with further outdoor lighting, side access gate to side elevation with gravelled area, wooden garden shed. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders.

#### **INTEGRAL GARAGE**

9' 1" x 16' 11" (2.79m x 5.18m) With up and over doors, skimmed ceiling with loft access and centre strip lighting, electric consumer unit, wall mounted Worcester boiler, fitted coat rail, door to rear leading into utility room. Box opening into further garage (2.97m x 5.20m) with up and over door to the front elevation, skimmed ceiling with strip lighting, power points, fitted with range of base and eye level units with worktops over, fitted tall-boy unit.

Further paved pathways with side access wooden gate leading into:

#### **REAR GARDEN**

Outdoor lighting, outdoor tap, leading to extensive block paved





pathway into half moon block paved patio area with further outdoor lighting, side access gate to side elevation with gravelled area, wooden garden shed. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders.

#### **DIRECTIONS**

From the centre of Spalding proceed in a northerly direction along Pinchbeck Road and turn left into Woolram Wygate, crossing the level crossing and proceeding into Wygate Park. Turn left into Claudette Avenue. Follow the road down taking a left hand turning Charlotte Way.

#### **AMENITIES**

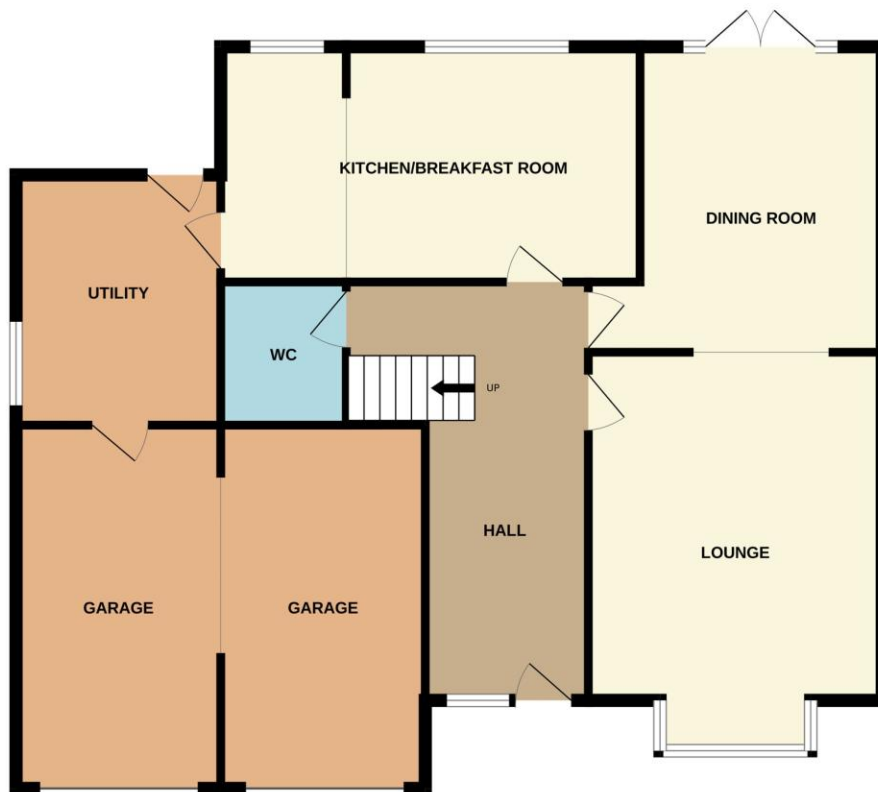
Spalding town centre offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is approximately 18 miles to the south and offers a fast train with London's Kings Cross minimum journey time 46 minutes.



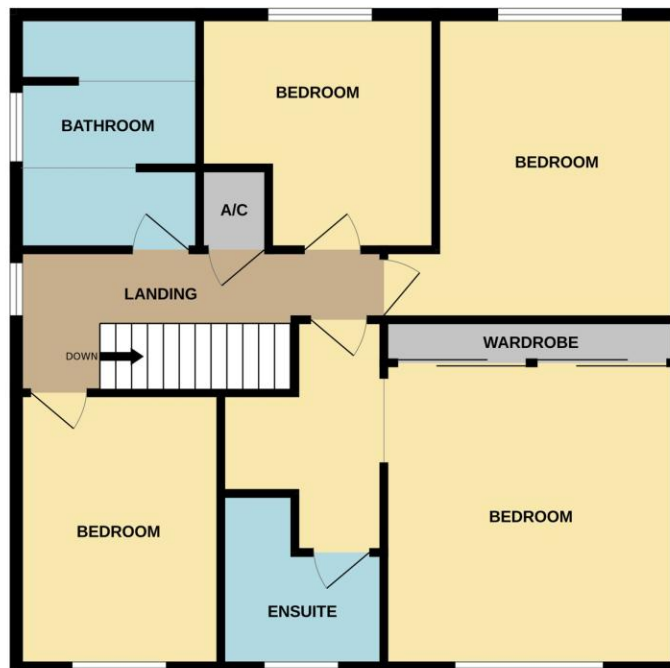




# GROUND FLOOR



# 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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# THINKING OF SELLING YOUR HOME?

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             |         | 79 C      |
| 55-68 | D             | 67 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: S11661

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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