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19 Grange Drive, Spalding, PE11 2DX

£375,000 Freehold

Superbly presented detached residence situated in a prime location of town. Accommodation comprising entrance hallway, lounge, open plan kitchen/dining/living space, sun room, master bedroom with en-suite to the ground floor; 2 double bedrooms, bathroom and shower room to the first floor. Mature plot of approximately 0.25 of an acre (STS) with gardens to the front and rear elevations, large double garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Storm porch with external lighting, door bell, letter box and through a Graphite UPVC double glazed door with window beside leading into:

ENTRANCE HALLWAY

9' 3" x 12' 0" (2.84m x 3.68m) Skimmed ceiling, centre light point, smoke alarm, double radiator, porcelain tiled flooring, understairs storage area, staircase rising to first floor, door into:

MASTER BEDROOM

11' 9" x 12' 9" (3.60m x 3.91m) Graphite UPVC double glazed window to the front and side elevations, skimmed ceiling, central triple light fitment, double radiator, fitted wardrobes, wall mirror, wooden sliding door into:



EN-SUITE

6' 9" x 8' 6" (2.08m x 2.61m) Graphite UPVC obscured double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, laminate flooring, heated towel rail, fitted with a three piece suite comprising low level WC, oval wash hand basin with rainfall mixer tap fitted into Walnut worktop with storage drawers below, glass illuminated mirror, walk-in shower cubicle with fitted thermostatic rainfall shower and further shower attachment tap.

From the Entrance Hallway a door leads into:

FORMAL LOUNGE

12' 9" x 16' 11" (3.89m x 5.18m) Graphite UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, double radiator, TV point, telephone point, feature fireplace with tiled insert and hearth with open fire. Door into Kitchen Diner.

From the Entrance Hallway a door leads into:

OPEN PLAN KITCHEN DINER

12' 5" x 26' 2" (3.81m x 8.0m) 2 Graphite UPVC double glazed windows to the rear elevation, Graphite UPVC double glazed bi-fold doors to the rear elevation, skimmed ceiling, centre spotlight fitment to the Kitchen area, 2 centre light points, porcelain tiled flooring, decorative slate wall style covering, extensive base units and central island, fitted with a wide range of units, black granite worktops, granite splashbacks, space for Range style cooker, extractor fan, inset composite sink with swan mixer tap, fitted base floor heaters, fitted larder unit, integrated fridge freezer, integrated dishwasher, telephone point, TV point, pull out bins, custom made Walnut breakfast bar with 3 leather bar stools, Walnut shelving, cooker may be available by separate negotiation. UPVC double glazed sliding patio doors into:

SUN ROOM

9' 8" x 17' 3" (2.97m x 5.27m) Glazed windows to the front, side and rear elevations, double French doors leading to rear garden, fitted lighting.

From the Kitchen area a door leads into:

UTILITY ROOM

5' 3" x 12' 5" (1.62m x 3.80m) Porcelain tiled flooring, obscured Graphite UPVC double glazed door to the rear elevation, double radiator, skimmed ceiling, centre light point, 2 larder units, eye level unit, base unit, inset stainless steel sink with mixer tap, granite worktops and splashbacks, plumbing and space for washing machine, space for tumble dryer, storage cupboard off with sliding doors with coat rail and shelving, sliding door into:

CLOAKROOM

5' 5" x 6' 5" (1.67m x 1.98m) Graphite UPVC obscured double glazed window to the side elevation, inset downlighters, vinyl floor covering, fitted with a low level WC, inset Worcester gas combination boiler, electric consumer unit.



From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

11' 9" x 14' 7" (3.60m x 4.47m) Graphite UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, smoke alarm, 2 double radiators, storage cupboard off with hanging rail.

BEDROOM 2

13' 3" x 19' 0" (4.05m x 5.81m) Graphite UPVC double glazed window to the front and rear elevations, skimmed ceiling, centre light point, laminate plank flooring, double radiator, fitted wardrobes, storage cupboard into recess with sliding doors, storage into eaves, TV point.

BEDROOM 3

13' 2" x 14' 0" (4.02m x 4.28m) Graphite UPVC double glazed window to the front and side elevations, skimmed ceiling, centre light point, radiator, storage into eaves, fitted wardrobe.

FAMILY BATHROOM

8' 8" x 8' 7" (2.66m x 2.64m) Graphite obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, access to loft space, extractor fan, shaver point, heated towel rail, laminate flooring, storage into eaves, fitted with a two piece suite comprising oval bath with swan mixer tap, oval inset sink fitted into vanity unit with mixer tap and mirror over.

SHOWER ROOM

5' 1" x 8' 1" (1.57m x 2.47m) Graphite obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, laminate flooring, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap and mirror over, shower enclosure with fitted electric shower over and extractor fan.

EXTERIOR

Extensive black Basalt driveway providing multiple off-road parking for vehicles, opening to both side elevations leading into rear. The front garden is mainly laid to lawn with a wide range of mature shrubs and trees and pond. To the left hand side of the property the gravelled driveway leads to electric charging point. Electric sockets, external lighting. A concrete hardstanding area leading to:

DOUBLE BRICK BUILT DETACHED GARAGE

15' 3" x 18' 1" (4.66m x 5.53m) Remote controlled electric roller garage door, power points, electric, strip lighting, pull down ladder to loft space providing storage space, workbench, Obscure UPVC double glazed window to the



side elevation, wooden obscured glazed door to the front elevation.

REAR GARDEN

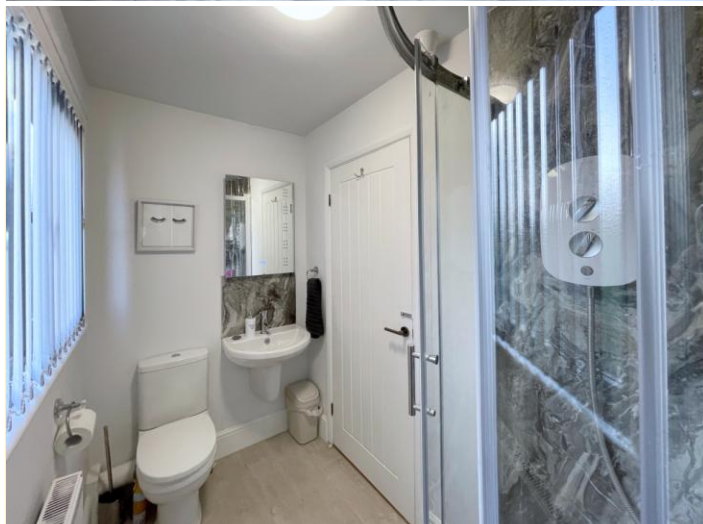
Extensive black Basalt area with paved slabs, raised composite decking area with lighting, steps down to lawned area with a wide range of mature shrubs and trees.

DIRECTIONS

From the High Bridge in the centre of town proceed into Church Street, continue into Halmergate and take the first right hand turning into Grange Drive where upon the property is situated on the left hand side.

AMENITIES

The 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. Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.









Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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: S11683

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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