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Longstaff^{COM}

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37 Halmergate, Spalding PE11 2EE

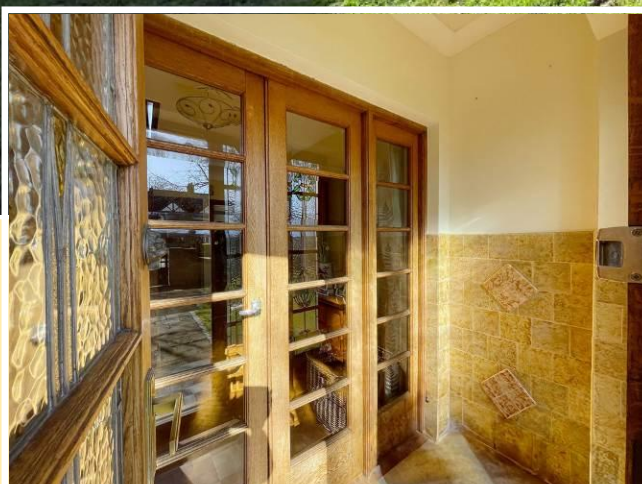
£499,950 Freehold

- Superbly Appointed Executive Detached House
- Prime Location in Central Spalding
- Double Garage
- Established Gardens
- 6 Bedrooms, Large Living Space

Superbly presented detached residence situated in a prime location on the edge of town. Accommodation arranged over 3 floors comprising 2 reception rooms, sun room, kitchen/breakfast room, games room/further bedroom, 6 bedrooms and 3 bathrooms. Attached double garage, multiple off-road parking and mature rear gardens. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Covered porch with inset LED lighting and steps up to solid oak leaded obscured glazed door with matching leaded obscured decorative glazed panels to both sides into:

VESTIBULE

2' 11" x 8' 3" (0.91m x 2.53m) Skimmed and coved ceiling, inset LED lighting, tiled flooring, part tiled walls, double oak bevelled glazed doors with matching full length panels to both sides into:

ENTRANCE HALLWAY

8' 11" x 15' 0" (2.74m x 4.59m) Wooden staircase leading to first floor, coved ceiling, decorative ceiling rose, centre light point, gas wall heater, parquet flooring, solid wooden door into:



KITCHEN BREAKFAST ROOM

8' 4" x 11' 11" (2.55m x 3.64m) UPVC double glazed window to the front and side elevations, coved ceiling, recessed LED lighting, built-in extractor fan, 2 stainless steel heated towel rails, parquet flooring, fitted with a wide range of base and eye level units with granite work surfaces over, granite splashbacks, inset sink with mixer tap, freestanding Stoves gas hob with built-in double electric oven, soft dosing drawer units, pull out larder units, plumbing and space for washing machine/dishwasher, under cabinet lighting, pull out carousel unit, space for American fridge freezer.

From the Entrance Hallway into:



INNER LOBBY

3' 1" x 5' 4" (0.94m x 1.63m) Coved ceiling, inset LED lighting, parquet flooring, solid door and step up into:

REAR ENTRANCE LOBBY

5' 10" x 6' 3" (1.78m x 1.91m) Skimmed and coved ceiling, centre light point, solid oak plank flooring, wooden solid glazed door to the side elevation. Solid door to wooden staircase rising to:

GAMES ROOM/FURTHER BEDROOM

9' 9" x 13' 11" (2.99m x 4.26m) Fitted double glazed Velux window to the front elevation, skimmed ceiling, inset LED lighting, radiator, fitted desk, smoke alarm, storage off into eaves.



From the Entrance Hallway a solid door into:

BOOT ROOM

4' 11" x 5' 10" (1.50m x 1.8m) Parquet flooring, inset LED lighting, tiled walls gas panel heater, fitted coat rail, circular wash hand basin with mixer tap fitted into vanity unit, door to:

CLOAKROOM

3' 3" x 4' 11" (1.01m x 1.51m) Fitted LED lighting, obscured glazed window to the rear elevation, fully tiled walls, tiled flooring, fitted with a low level WC.



FURTHER LOBBY AREA

5' 7" x 6' 9" (1.72m x 2.08m) Skimmed ceiling, inset LED lighting, access to loft space, tiled flooring, fitted wall cabinet, solid wooden worktop with shelving, glazed door to the side elevation leading into the Conservatory, opening into:

UTILITY ROOM

6' 9" x 14' 1" (2.06m x 4.30m) 2 glazed windows to the side elevation, UPVC double glazed door to the side elevation, skimmed ceiling, inset LED lighting, stainless steel heated towel rail, tiled flooring, fitted with a range of base units with fitted stainless double drainer sink with taps, plumbing and space for washing machine, electric consumer unit, door into Double Garage.



LOUNGE

15' 9" x 18' 1" (4.82m x 5.53m) Glazed corner window to the front elevation, glazed window to the side elevation, skimmed ceiling, decorative ceiling rose and coving, fitted wall panel gas heating, TV point, fireplace with solid oak mantle piece, tiled insert and hearth with fitted Clear View multi fuel burner. Double oak bevelled glazed doors into:

SUN ROOM

12' 6" x 11' 5" (3.82m x 3.50m) Skimmed ceiling, spotlight wall lighting, radiator, solid oak flooring, heat resistant polycarbonate roof, inset LED lighting, 2 patio doors leading on to a decking area, built-in Welsh dresser with shelving and further drawer units



DINING ROOM/RECEPTION ROOM 2

13' 0" x 14' 0" (3.97m x 4.27m) Glazed corner window with decorative panelling, glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, gas wall panel heater, Clear View multi fuel burner

From the Entrance Hallway the staircase rises to the:

FIRST FLOOR GALLERIED LANDING

11' 7" x 16' 7" (3.55m x 5.07m) at the widest point UPVC decorative glazed window to the side elevation, skimmed ceiling with decorative ceiling rose and coving, wall panel heater, storage cupboard into recess.

CLOAKROOM

2' 7" x 4' 9" (0.79m x 1.47m) UPVC double glazed window to the side elevation, centre light point, fully tiled walls, tiled floor, fitted with a low level WC.

FAMILY BATHROOM

9' 1" x 8' 9" (2.78m x 2.68m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, radiator, towel rail, tiled walls, vinyl floor covering, fitted with a three piece suite comprising cast iron bath with taps, double wash hand basin fitted into vanity unit with storage below with glass mirror over and lighting, shower cubicle with multi jet showers, storage cupboard off with shelving and housing boiler.

DRESSING ROOM

4' 5" x 9' 2" (1.37m x 2.80m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, laminate flooring, radiator, coat rail.

BEDROOM 2

13' 1" x 13' 11" (3.99m x 4.26m) Corner glazed window to the front elevation with decorative leaded glazed panels, skimmed and coved ceiling, centre light point, fitted 2 wall gas panel heaters, door into:

WALK-IN WARDROBE

5' 2" x 5' 3" (1.60m x 1.62m) Glazed window to the side elevation, coved ceiling, range of rails and shelving units for storage.

BEDROOM 1

12' 11" x 18' 0" (3.95m x 5.49m) Corner glazed leaded window to the front elevation, coved ceiling, centre light point, wall gas panel heater, TV point, door into:

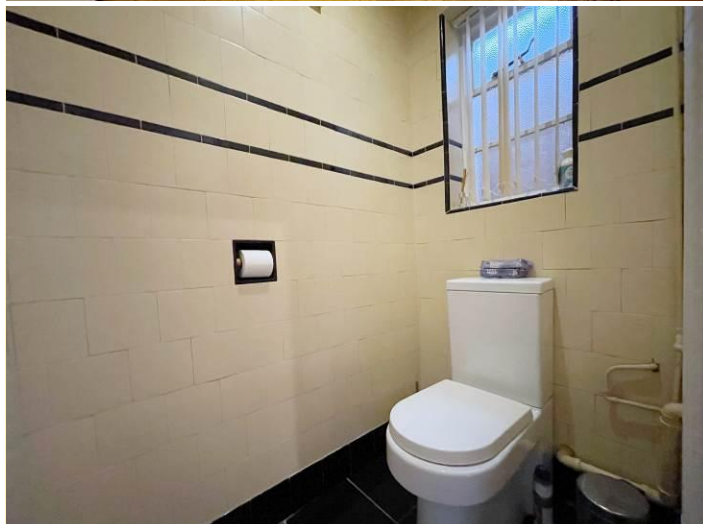
RECENTLY REFITTED EN-SUITE

5' 0" x 7' 4" (1.53m x 2.26m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, solid oak floorboards, wall gas panel heater, stainless steel full length heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with rainfall mixer tap and mirror over, fully tiled shower cubicle with fitted thermostatic shower.

From the First Floor Landing staircase rises to Half Landing with step down to:

BEDROOM 3

8' 6" x 8' 10" (2.61m x 2.71m) Glazed leaded window to the front elevation, fitted gas wall panel heater, skimmed ceiling, inset LED lighting, polished floorboards.



SECOND FLOOR LANDING

7' 5" x 12' 1" (2.28m x 3.69m) Skimmed ceiling, inset LED lighting, access to loft space, storage cupboards and shelving into eaves, door into:

BATHROOM

4' 10" x 6' 6" (1.49m x 2.0m) Wood panelled ceiling with ornate oak beams, extractor fan, centre light point, tiled flooring, fitted with a two piece suite comprising wash hand basin with taps and bath with taps and shower mixer tap and medicine cabinet over.

BEDROOM 4

9' 3" x 10' 11" (2.83m x 3.34m) Fitted Velux double glazed window to the side elevation, radiator, skimmed ceiling with ornate beams, inset LED lighting, laminate flooring.

BEDROOM 6

8' 10" x 9' 0" (2.70m x 2.75m) Fitted Velux double glazed window to the side elevation, skimmed ceiling with ornate beams, inset LED lighting, 3 fitted wall spotlight fittings, radiator, laminate flooring.

BEDROOM 5

9' 0" x 10' 2" (2.75m x 3.12m) Skimmed ceiling with ornate beams, fitted spotlight fittings, inset LED lighting, laminate flooring, radiator.

EXTERIOR

Brick wall to the front and side elevation, pedestrian gate and flagstone pathway leading to the front door. The gardens to the front are mainly laid to lawn with a wide range of mature shrubs and trees.

Tarmac 'in and out' driveway with brick pillared entrance and further gravelled area with mature trees.

ATTACHED DOUBLE GARAGE

14' 1" x 18' 5" (4.30m x 5.63m) Electric garage door, glazed window, inset LED lighting, various power points, shelving.

Wooden side access gate leading into the side of the property with fitted wood storage, wooden garden shed, gravelled pathways with shrub and tree borders, raised decking area with pergola, leading round to:

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrubs and trees, raised patio area, wooden summerhouse, children's playhouse, cold water tap, external lighting.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed into Church Street passing the Church veering left into Halmergate and the property is situated on the left hand side.

AMENITIES

The centre of the Historic market town of Spalding with the picturesque River Welland, innovative Water Taxi Service and large range of shopping, banking, leisure educational and commercial facilities is easily accessed from the property. Spalding also has bus and railway stations along with the Springfield Retail Outlet and Festival Gardens, Castle Sports Centre / Swimming Pool and various Sports Clubs. The Cathedral City of Peterborough is approximately 18 miles to the south and is accessed along the recently re-routed and vastly improved A16. Peterborough has extensive facilities and also access to the A1 plus rail links along the East Coast Mainline to London Kings Cross minimum journey time 50 minutes

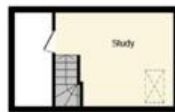




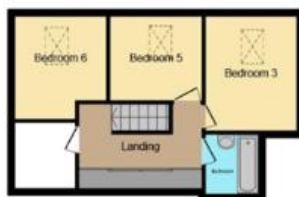
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

TENURE Freehold

SERVICES TBC

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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Ref: S11704 (04-03-25)

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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