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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Ambleside Drive, Spalding PE11 1JU

£244,950 Freehold

- Detached 3 Bedroom House
- Spacious Accommodation
- 2 Reception Rooms, 3 Double Bedrooms
- Gas Central Heating
- Viewing Recommended

Well-presented 3-bedroom detached residence situated on the edge of town. Accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room, cloakroom, 3 double bedrooms and family bathroom. Mature gardens to the front and rear. Single garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



OPEN PORCH

Lantern light and through the UPVC double glazed door with matching obscured UPVC double glazed panels to both side elevations leading into:

ENTRANCE HALLWAY

6' 7" x 12' 1" (2.01m x 3.69m) Coved and textured ceiling, centre light point, radiator, central heating controls, BT point, staircase rising to first floor, door into:

LOUNGE

11' 0" x 19' 8" (3.37m x 6.01m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, 4 wall lights, double radiator, single radiator, 2 TV points, feature fireplace with wooden surround with marble insert and hearth and fitted coal effect gas fire.

From the Entrance Hallway a door leads into:

DINING ROOM

10' 10" x 11' 5" (3.31m x 3.50m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator. Door into:



KITCHEN BREAKFAST ROOM

7' 11" x 14' 6" (2.43m x 4.42m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, strip light, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, under cabinet lighting, tiled splashbacks, inset stainless steel gas hob, integrated stainless steel double fan assisted electric oven, pull out extractor hood over, inset one and a quarter bowl stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer. **UNDERSTAIRS STORAGE CUPBOARD**

From the Entrance Hallway door into:

CLOAKROOM

2' 10" x 7' 9" (0.87m x 2.37m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with taps and tiled splashbacks, shaver point and light over.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 9" x 17' 3" (2.06m x 5.26m) Velux window, coved and textured ceiling, centre light point, access to loft space, double radiator, storage cupboard off with fitted shelving.

MASTER BEDROOM

10' 9" x 11' 8" (3.28m x 3.57m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

10' 4" x 11' 0" (3.15m x 3.37m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 3

9' 6" x 11' 1" (2.92m x 3.38m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

7' 9" at widest point x 10' 10" (2.37m at widest point x 3.31m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, stainless steel heated towel rail, fitted storage cupboard with slatted shelving, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with fitted shower screen and Triton shower over.

EXTERIOR

Extensive lawned area to the front with a wide range of mature shrubs and trees.

Paved pathways and gravelled driveway to the side leading to the

ATTACHED GARAGE

9' 3" x 17' 9" (2.83m x 5.42m) Up and over door, coved and textured ceiling, centre strip light, access to loft space, electric consumer unit board, separate electric consumer unit for shower, wooden glazed door leading into rear garden.

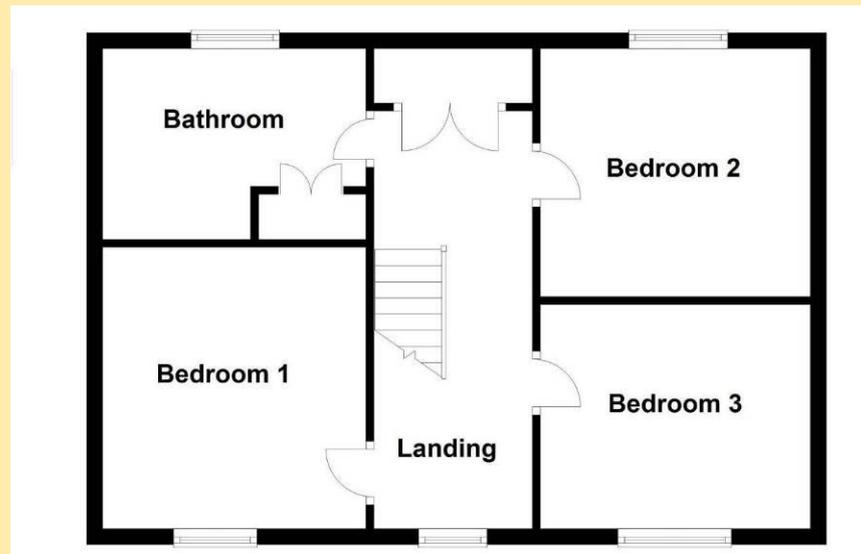
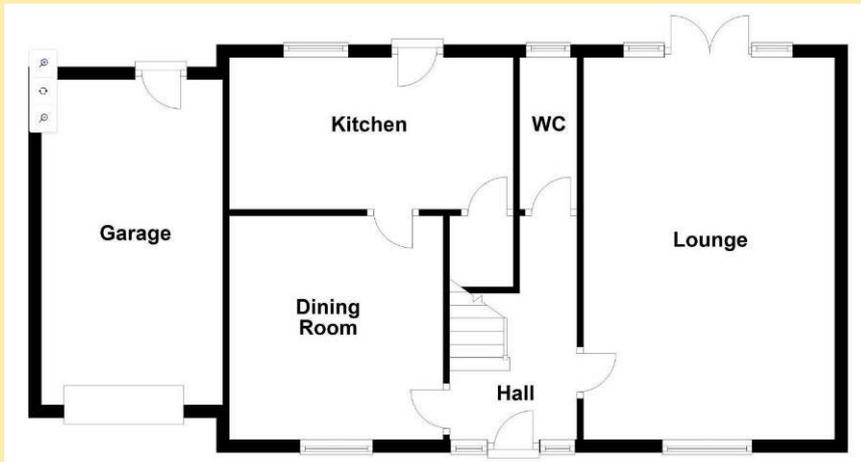
REAR GARDENS

Mature gardens to the rear with raised borders, vegetable patch, mainly laid to lawn with a wide range of mature shrubs and trees. Cold water tap, external lighting. Fenced boundaries to both sides and to the rear elevations. Wooden garden shed with work bench.

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, over the level crossing, turning first left into St Johns Road, then continue to the 'T' junction turning left into Hawthorn Bank. Continue taking a left hand turning before the level crossing into Ambleside Drive and the property is situated on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11521 (01 August 2024)

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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