

EST 1770



# Longstaff<sup>COM</sup>

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



**110 Winsover Road, Spalding PE11 1HA**

**£225,000 Freehold**

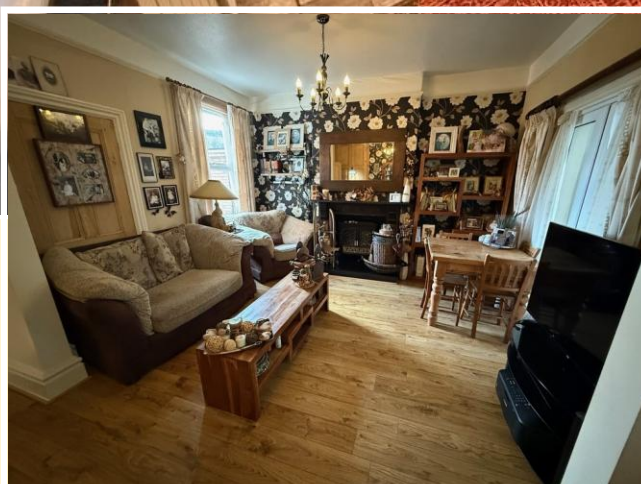
- No Chain
- Immaculately Presented Throughout
- 3 Bedrooms
- Conservatory
- Viewing Recommended

Character property situated close to the town centre. Fully Refurbished by the current vendors to a high standard and comprising lounge, dining room, kitchen, utility room, cloakroom/shower room and conservatory to the ground floor; 3 bedrooms and bathroom to the first floor. Off-road parking for several cars and rear garden offering a good degree of privacy. No chain.

SPALDING 01775 766766   GRANTHAM 01476 565371   BOURNE 01778 420406

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





#### ACCOMMODATION

UPVC part glazed entrance door leading to Entrance Hallway:  
Wooden flooring, under stairs storage cupboard, radiator,  
stairs to first floor.

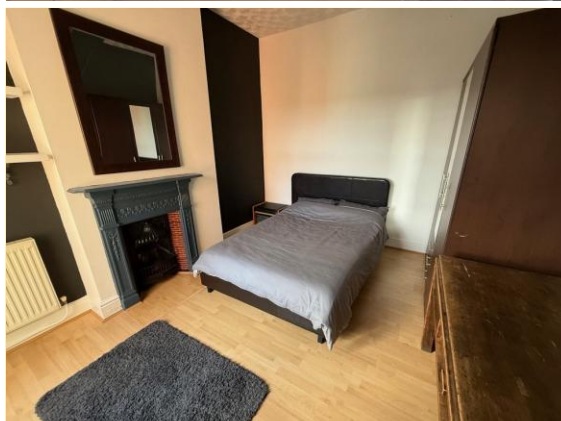
#### DINING ROOM

12' 11" x 14' 4" (3.96m x 4.39m) into bay (3.96m x 4.39m)  
Wooden flooring, radiator, box bay window to front, recessed  
fire place with a log burning stove, timbersurround, paved  
hearth and recess to each side of the fire place, storage  
cupboard housing gas central heating boiler.

#### LOUNGE

13' 4" max x 18' 4" max (4.06m x 5.59m) Picture rail, recessed  
fire place, wooden surround and paved hearth, TV point,  
laminate flooring, two radiators, to one wall floor to ceiling  
built in storage cupboards, step down to Kitchen.





#### KITCHEN

9' 0" x 21' 8" (2.74m x 6.60m) Fitted wall mounted and floor standing cream fronted cupboards including glass fronted display cupboard, complimentary dark fitted worktops, splash back tiling, inset one and a quarter bowl porcelain sink and drainer with mixer taps, recessed space housing RANGEMASTER cooker with six ring gas hob, double electric oven and grill, space and plumbing under worktop for dishwasher, washing machine and tumble dryer, further space for fridge/freezer, tiled flooring, radiator, uPVC door to Conservatory, part glazed uPVC door to outside.

#### UTILITY ROOM

5' 3" x 8' 9" (1.60m x 2.67m) Tiled flooring, access to roof storage space, radiator, inset ceiling spot lights.

#### CLOAKROOM/SHOWER ROOM

Pedestal wash hand basin, low level WC, splash back tiling, tiled flooring, wall mounted shower (Not currently used by the seller but believed to be in working order) extractor fan.

#### CONSERVATORY

11' 9" x 15' 3" (3.58m x 4.65m) Sealed unit double glazed panels with polycarbonate sloped roof, ceramic floor tiles, radiator, French doors to outside.

#### FIRST FLOOR LANDING

Access to roof storage space,

#### BEDROOM 1

11' 0" x 13' 5" (3.35m x 4.09m) Ornamental fire place with recess each side, laminate flooring, radiator, window to front.

#### BEDROOM 2

12' 4" x 11' 10" (3.76m x 3.61m) Ornamental fire with built in storage cupboard to one side, laminate flooring, radiator, window to front.

#### BATHROOM

7' 4" x 13' 4" (2.24m x 4.06m) Panelled bath with tiled surround, low level WC, pedestal wash hand basin, double width shower cubicle with glass sliding door, splash back tiling, laminate flooring, radiator, built in storage cupboard. Door from bathroom and step down to Bedroom 3.

#### BEDROOM 3

9' 0" x 21' 9" (2.74m x 6.63m) Built in wardrobe, ornamental fire place, laminate flooring, radiator, window to side and rear.

#### EXTERIOR

The front of this property is laid to gravel which provides off road parking for several cars. A timber gate at the side of the property leads to the enclosed rear garden which offers a good degree of privacy. The rear garden benefits from an attractive circular patio seating area with the remainder mostly laid to lawn with shrub borders. Included in the sale is a timber garden shed.



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND B**

#### 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: S11715

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.

#### ADDRESS

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#### CONTACT

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[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		