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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5a Low Road, Spalding PE12 6ED

£365,000 Freehold

- Ideally Located for Access on to A16
- Study/Bedroom 5 to Ground Floor
- 4 Bedrooms, En-Suite to First Floor
- Double Garage
- Gas Central Heating

Spacious 4/5 bedroom detached family house with double garage, enclosed gardens, UPVC windows and gas central heating. Spacious accommodation, convenient location. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

Canopied storm porch and part glazed front entrance door to:

RECEPTION HALL

14' 1" x 6' 0" (4.30m x 1.84m) Ceramic floor tiles, recessed ceiling lights, staircase off, understairs store cupboard, central heating thermostat, radiator.

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin, ceramic floor tiles, extractor fan, ceiling light, radiator.

STUDY/GROUND FLOOR BEDROOM 5

10' 7" x 8' 3" (3.23m x 2.52m) Fitted carpet, radiator, coved cornice, ceiling light, UPVC window to the front elevation.



FITTED KITCHEN

14' 8" x 10' 0" (4.48m x 3.06m) Ceramic floor tiles, range of modern fitted units comprising base cupboards and drawers with soft closures beneath the roll edged worktops with inset one and a quarter bowl stainless steel single drainer sink unit with mono block mixer tap, concealed twin waste bin cabinet, integrated dishwasher, tiled splashbacks, eye level wall cupboards, cupboards housing the AEG twin electric double oven, Zanussi 5 burner gas hob with multi speed cooker hood above, 2 UPVC windows to the rear elevation, recessed ceiling lights, arch to:

UTILITY ROOM

5' 2" x 5' 9" (1.60m x 1.77m) Ceramic floor tiles, worktop, plumbing and space for washing machine, further appliance space, wall mounted Viessmann gas fired central heating boiler, recessed ceiling lights, extractor fan, radiator.

BREAKFAST AREA

10' 6" x 7' 4" (3.21m x 2.26m) Direct access from the Kitchen. Ceramic floor tiles, recessed ceiling lights, radiator, square arch opening into:

LARGE SITTING ROOM

16' 5" x 10' 6" (5.02m x 3.21m) plus UPVC bay window to the front elevation. TV point, radiator, attractive coal effect gas fire set within decorative stone surround.

Also from the Breakfast Area glazed UPVC double French doors open into:

CONSERVATORY

11' 8" x 9' 5" (3.58m x 2.88m) Brick and UPVC construction with pitched line roof deflecting heat, pendant light fitment, ceramic floor tiles, glazed UPVC external entrance door.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

10' 11" x 4' 7" (3.35m x 1.40m) Fitted carpet, textured ceiling, access to loft space, ceiling light, large built-in Airing Cupboard housing the hot water cylinder with slatted shelf, doors arranged off to:

MASTER BEDROOM

13' 5" x 10' 6" (4.11m x 3.22m) plus large recess with 2 fitted double wardrobes. Radiator, ceiling light, 2 UPVC windows to the front elevation, recess with shelved store cupboard, door to:

EN-SUITE SHOWER ROOM

7' 8" x 4' 9" (2.35m x 1.47m) Shower cabinet with Triton electric shower, pedestal wash hand basin, low level WC, partial wall tiling, obscure glazed UPVC window, extractor fan, recessed ceiling lights.



BEDROOM 2

12' 0" x 8' 9" (3.67m x 2.69m) UPVC window to the rear elevation, textured ceiling, ceiling light, radiator.

BEDROOM 3

10' 9" x 8' 2" (3.28m x 2.49m) UPVC window to the rear elevation, textured ceiling, ceiling light, radiator.

BEDROOM 4

9' 3" x 8' 0" (2.83m x 2.45m) UPVC window to the rear elevation, radiator, textured ceiling, ceiling light.

WET ROOM

7' 11" x 5' 7" (2.43m x 1.72m) Shower area with AKW shower unit, rail and curtain as fitted, non slip flooring with integrated drain, low level WC, pedestal wash hand basin, partial wall tiling, recessed ceiling lights, extractor fan, vertical radiator/towel rail, obscure glazed UPVC window.

EXTERIOR

There is a small area to the front of the property with hedgerow to the front boundary, twin brick gate posts and a hand gate between 2 trimmed hedgerows to the front entrance door.

Adjacent to the property there is a shared vehicular entrance with the neighbouring house which leads round to the rear where there is tarmac parking for 2 to 3 cars and access to:

BRICK DOUBLE GARAGE

This forming part of a quadruple garage block with a neighbouring property to the rear with the subject property having twin up and over doors to a double garage area with concrete floor, power and lighting. There is a hand gate from the parking area leading to:

LOW MAINTENANCE REAR GARDEN

Fenced to the side and rear boundaries. The garden comprises an extensive paved patio area with brick fire pit, raised decking/seating area with established trees and a raised brick planter with shrubs. There is an outside tap, outside lights including various garden lights and a useful gravelled storage area to the side of the house.





DIRECTIONS

From Spalding centre at the High Bridge proceed along Church Street continue into Halmergate and then continue without deviation up to the mini roundabout taking the third exit on to the Low Road. The property is situated on the left hand side just after the turning into Juniper Crescent.

AMENITIES

The town centre is within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations and a modern community hospital. The cathedral city of Peterborough is 18 miles to the south and offers a wide range of facilities along with access to the A1 and a fast train link with London's Kings Cross minimum journey time 48 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND D

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: S11721

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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