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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



33 St Thomas's Road, SPALDING, Lincolnshire PE11 2XX

Offers in the Region of: £299,999 Freehold

- Substantial Detached Victorian House
- Central Town Location
- Off Road Parking
- Enclosed Rear Garden
- No Onward Chain

Substantial detached Victorian house in central town location. Rendered brick with slate roof. Off road parking for three cars, safe enclosed rear garden and brick outbuilding. Three bedrooms, three reception rooms, two bathrooms, no onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Front door with glazed fan light, opening into:

RECEPTION HALL

26' 1" x 5' 7" (7.96m x 1.72m) Radiator, under stairs store cupboard, cupboard housing consumer unit, doors arranged off to:

LOUNGE

13' 10" x 13' 10" (4.23m x 4.23m) Plus UPVC bay window to the front elevation. Radiator, fire place with gas fire (de-commissioned), decorative coved cornice, main Openreach input socket, carpet, ceiling light.

SITTING ROOM

13' 10" x 10' 11" (4.22m x 3.35m) Sliding patio doors to the rear elevation, traditional fireplace, fitted carpet, radiator, ceiling light with propeller style fan.

DINING/BREAKFAST ROOM

13' 7" x 12' 6" (4.15m x 3.82m) Fireplace with gas fire (de-commissioned), radiator, UPVC window to the front elevation with fitted blind, carpet.



KITCHEN

14' 6" x 12' 6" (4.43m x 3.82m) Glow Worm gas fired central heating boiler, extensive range of base cupboards and drawers, intermediate wall tiling, eye level wall cupboards, single drainer stainless steel sink unit with mixer tap, plumbing and space for dishwasher, window to the side elevation, chequer board patterned vinyl floor covering, radiator, strip light, half glazed door to:

REAR ENTRANCE PORCH

5' 10" x 5' 9" (1.80m x 1.77m)

The downstairs rooms all have large door openings providing easy wheelchair access.

GROUND FLOOR BATHROOM

6' 8" x 12' 2" (2.04m x 3.73m) Bath, wash hand basin, shower cabinet, low level WC, chequer board design vinyl floor covering, obscure glazed UPVC rear window, radiator, vertical towel rail. From the Reception Hall the return staircase leads to:

FIRST FLOOR LANDING

15' 6" x 6' 7" (4.73m x 2.03m) Dimplex electric wall heater, feature coloured arched rear window, varnished floorboards, smoke alarm, loft hatch with useful storage space. Doors arranged off to:

BEDROOM ONE

11' 4" x 13' 4" (3.47m x 4.07m) Fitted carpet, UPVC window to the rear elevation with fitted blind, small alcove cupboard, ceiling light, radiator.

BEDROOM TWO

13' 9" x 12' 4" (4.20m x 3.77m) Fitted carpet, UPVC sash window to the front elevation, radiator.

BEDROOM THREE

14' 0" x 12' 7" (4.29m x 3.84m) UPVC sash window to the front elevation, wash hand basin with hot and cold taps, fitted carpet, radiator, airing cupboard housing the hot water cylinder with hanging rail.

FIRST FLOOR BATHROOM

11' 3" x 7' 7" (3.44m x 2.32m) Varnished floorboards, panel bath with Mira electric shower over, low level WC, pedestal wash hand basin, obscure glazed UPVC front sash window, radiator, ceiling light, large storage cupboard with shelving.

EXTERIOR

At the front of the property there is a paved and block paved area with a dropped kerb providing easy wheelchair access to the property and off road parking for up to three cars. Lockable side access gate to pathway leading to:

ENCLOSED PRIVATE REAR GARDEN

With shaped lawn, attractive snow queen tree, pathway, external lighting, outside tap, secluded decked seating area.

BRICK OUTBUILDING

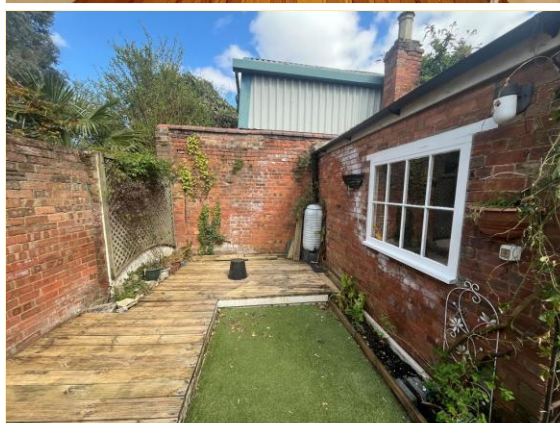
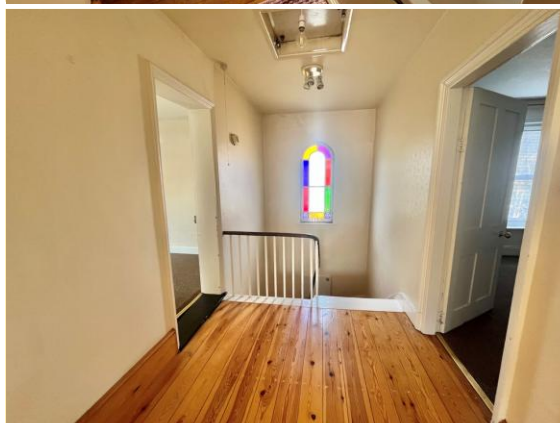
12' 4" x 10' 10" (3.76m x 3.32m) Power and lighting, cobbled floor, feature fireplace, sliding patio doors, side window.

DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road to the traffic lights turning left into St Thomas's Road. After passing the Aldi car park, the property is situated on the left hand side.

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. Peterborough is 18 miles to the south and has a fast train link with London King's Cross, minimum journey time 46 minutes.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND To be advised

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: 1563711

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		