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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



36 Albert Street, Spalding PE11 2LD

£429,995 Freehold

- Situated on a Good Sized Plot
- Character Features
- 4 Bedrooms, 3 Reception Rooms
- One Bedroom Annexe
- Walking Distance of Secondary Schools

Substantial 4 bedroom detached house situated close to town location. Accommodation comprising entrance hallway, 3 reception rooms, kitchen and cloakroom to the ground floor; 4 bedrooms and family bathroom to the first floor. Extensive off-road parking, single garage, mature gardens to the rear, separate One Bedroom Annexe.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Composite door with obscured UPVC double glazed panel, lantern lighting, leading into:

ENTRANCE HALLWAY

5' 8" widening to 7'3" x 22' 2" (1.74m widening to 2.22m x 6.77m) Skimmed ceiling, 2 centre light points, radiator, tiled flooring, staircase rising to first floor, under stairs storage cupboard, UPVC double glazed door to the rear elevation, door into:

LOUNGE

12' 2" x 14' 11" (3.73m x 4.55m) UPVC double glazed bay window to the front elevation, skimmed ceiling with decorative ceiling rose and centre light point, shelving and cupboards fitted into recess, fireplace with wooden surround, brick inserts and tiled hearth with fitted multi fuel burner, TV point, double radiator, oak flooring.



From the Entrance Hallway a door leads into:

DINING ROOM

13' 1" x 14' 5" (4.00m x 4.40m) UPVC double glazed bay window to the front elevation, skimmed ceiling, ceiling rose with light point, oak flooring, double radiator, fireplace with wooden surround, brick inserts and hearth, shelving and fitted cupboards, TV point.

From the Entrance Hallway a door leads into:

RECEPTION ROOM 3

9' 0" x 12' 3" (2.75m x 3.74m) UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, ceiling rose and central light point, tiled flooring, double radiator, fitted storage cupboard with shelving into recess.

From the Entrance Hallway a door leads into:

CLOAKROOM

3' 10" x 6' 5" (1.18m x 1.98m) Skimmed ceiling, centre light point, extractor fan, tiled flooring, part wood panelling to the walls, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps. Radiator.

From the Entrance Hallway a door leads into:

RECENTLY FITTED KITCHEN

8' 11" x 11' 8" (2.73m x 3.58m) UPVC double glazed window to the rear and side elevations, skimmed and coved ceiling, centre light point, feature brick pillar with inset Range style Diplomat cooker with gas hob and electric oven, tiled flooring. Fitted with a wide range of base, eye level and drawer units, oak worktops over, tiled splashbacks, inset double enamel sink with mixer tap, display cabinets, shelving, plumbing and space for washing machine, integrated fridge and freezer, pull out storage units, integrated Zanussi dishwasher.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 3" x 15' 5" (2.22m x 4.72m) UPVC double glazed sash window to the front elevation, picture rail, skimmed ceiling, centre light point, access to loft space, radiator, door into:

BEDROOM 1

12' 2" x 13' 2" (3.72m x 4.02m) UPVC double glazed sash window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, feature wrought iron fireplace, bespoke double door wardrobe fitted into recess.

BEDROOM 2

12' 5" x 12' 2" (3.81m x 3.73m) UPVC double glazed sash window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

BEDROOM 3

9' 1" x 12' 2" (2.77m x 3.73m) UPVC double glazed sash window to the rear elevation, coved and textured ceiling, centre light point, double radiator, oak flooring.

BEDROOM 4

11' 7" x 9' 3" (3.55m x 2.83m) UPVC double glazed sash window to the rear





elevation, skimmed and coved ceiling, centre light point, radiator, storage cupboard off housing recently fitted Worcester gas boiler.

FAMILY BATHROOM

7' 0" x 9' 10" (2.15m x 3.01m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, part tiled walls, radiator, tiled flooring, fitted with a four piece suite comprising low level WC, wash hand basin with taps, freestanding roll top bath with claw feet and telephone shower mixer tap, fully tiled shower enclosure with fitted rainfall shower head.

EXTERIOR

Hedged boundaries with paved pathways. The front is laid to gravel with raised shrub borders. There is an extensive gravelled driveway to the side providing multiple off-road parking and leading to:

GARAGE

13' 1" x 18' 4" (3.99m x 5.59m) Up and over door, electric consumer unit, strip light, power points, UPVC obscured double glazed door to the rear elevation.

REAR GARDEN

Block paved patio area, lighting, cold water tap, brick paved pathways, further patio, play area, the garden is then laid to lawn with brick wall wall to the rear boundary and fenced boundaries to both sides.

SEPARATE DETACHED ANNEXE

Separate access and its own courtyard garden. This is currently let out for further income.

Lantern light and wooden stable door with obscured leaded glazed panel leading into:

BEDROOM

13' 10" x 7' 10" (4.23m x 2.40m) UPVC double glazed window to the front elevation, vaulted skimmed ceiling with spotlights, smoke alarm, electric wall heater, TV point, built-in dressing table, tiled flooring.

KITCHENETTE

7' 10" x 5' 3" (2.4m x 1.61m) Vaulted ceiling, centre light point, ornate beams, fitted base units, shelving, space for fridge, inset sink with mixer tap. Door into:

SHOWER ROOM

5' 0" x 8' 7" (1.53m x 2.63m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with tap and tiled splashback with wall mirror and shaver point over, fully tiled shower cubicle with fitted Mira power shower.



SERVICES

House - mains electricity, water and drainage. Gas central heating.

Annexe - mains electricity, water and drainage. Electric heating.

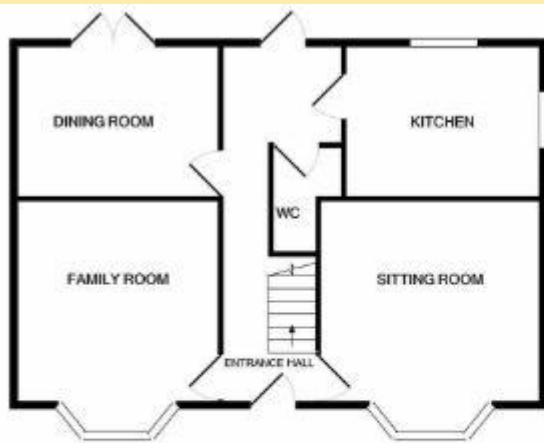
Please note they are on the same meter.

DIRECTIONS/AMENITIES

From the agents offices by car proceed along New Road continuing into Westlode Street as far as the junction and turn left into Albion Street. Proceed alongside the river to the roundabout taking the last exit and proceeding in the reverse direction along the other side of the river along Commercial Road.

Take a left hand turning into Albert Street and the property is situated on the left hand side. The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas 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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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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: S11749

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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