

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



‘Garth’, 42 Pinchbeck Road, Spalding PE11 1QF

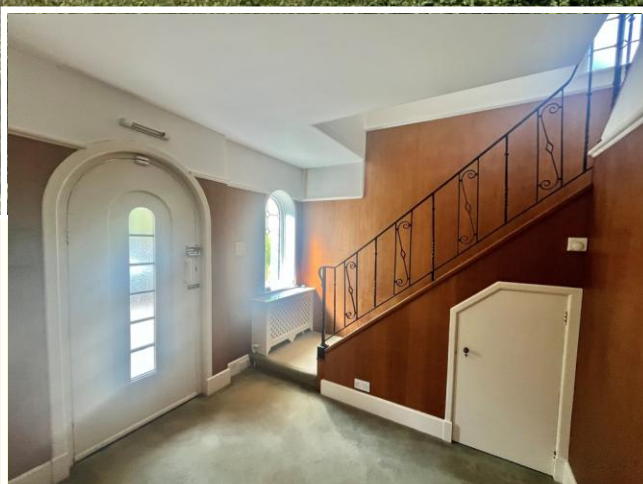
Guide Price £450,000 Freehold

- Individually Designed Detached Residence Built in 1934
- 5 Bedrooms, 3 Reception Rooms
- Maintained to a Very High Standard
- Easy Walking Distance of the Town Centre
- Double Garage Block

Spacious detached house built in 1934 and situated in a favoured town location with front driveway, double garage to the rear and established gardens. 5 bedrooms and 3 reception rooms with gas central heating. Will require further refurbishment by an incoming buyer.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Decorative storm porch with tiled step and arched front door opening into:

RECEPTION HALL

13' 0" x 13' 9" (3.97m x 4.20m) maximum including stairwell. Obscure leaded glazed arched window to the front elevation, radiator with fretwork cover, understairs cupboard, telephone point, security alarm control panel, staircase off, door to:

CLOAKROOM

Two piece suite comprising low level WC and bracket hand basin, coat hooks, leaded light obscure glazed dome topped window to the front elevation.



SITTING ROOM

24' 8" x 11' 10" (7.54m x 3.63m) Secondary glazed bowed window to the front elevation, 2 feature obscure leaded light glazed windows to the rear elevation, Adams style fireplace with raised hearth, 2 radiators, 4 wall lights, multi pane glazed double doors with similar side panels opening into:

GARDEN ROOM

7' 6" x 12' 0" (2.31m x 3.68m) With UPVC glazed doors to the rear elevation, power points, shelving, return door to the Inner Hallway.

From the Main Hallway access into:

INNER HALLWAY

17' 5" x 3' 9" (5.32m x 1.16m) Picture rail, three quarter height wall panelling, door to:

KITCHEN

9' 4" x 9' 6" (2.85m x 2.90m) One and a quarter bowl ceramic sink unit with mixer tap, wall tiling to a two thirds height level, fitted base cupboards and drawers, slim line dishwasher, Range style cooker with 5 burner gas hob, eye level wall cupboards, glazed display cabinet, fitted drawers, vertical radiator/towel rail, folding door to:

WALK-IN PANTRY

Shelving, meat safe, ceiling light, obscure glazed window.

Also from the Kitchen an arch to:

BREAKFAST ROOM

5' 4" x 10' 8" (1.65m x 3.27m) Cupboard housing the fuse boards and electricity meter, fitted seating for four with fitted table, multi pane glazed door to:

SIDE ENTRANCE/UTILITY

28' 11" x 5' 3" (8.82m x 1.62m) Half glazed UPVC front and rear entrance doors, sink unit with hot and cold taps, ample space for appliances, mono pitch polycarbonate roof.

Also from the Inner Hallway a door to:

DINING ROOM

11' 11" x 13' 10" (3.64m x 4.24m) Secondary glazed leaded light window to the side elevation, radiator with fretwork cover, 3 wall lights, arch with multi pane glazed double doors to:

FAMILY ROOM

20' 4" x 13' 11" (6.22m x 4.26m) French doors with similar side panels to the rear elevation, 2 leaded light windows to the side elevation, 4 wall lights, wooden flooring, wall mounted pebble effect fire.

From the main Reception Hall the carpeted staircase with wrought iron



banister rail and spindles rises via a dog leg with obscure glazed leaded light arched window to the side elevation and steps up to:

FIRST FLOOR LANDING

21' 1" x 3' 10" (6.45m x 1.19m) minimum. Large built-in linen cupboard, obscure glazed leaded light side window, door to:

BEDROOM 2/STUDY

12' 5" x 13' 11" (3.79m x 4.25m) Full width range of fitted wardrobes, secondary glazed leaded light side window, ceiling light, radiator.

Directly from this room a door leads to:

MASTER SUITE

Incorporating:-

LOBBY AREA

5' 1" x 5' 1" (1.57m x 1.57m) Secondary glazed leaded light bay window to the side elevation, ceiling light, door to:

EN-SUITE BATHROOM

6' 8" x 8' 7" (2.05m x 2.63m) Three piece suite comprising 'P' shaped bath with Triton shower over and fully tiled surround, low level WC, hand basin set within vanity unit with store cupboards beneath, radiator, ceiling light, leaded light obscure glazed window.

MASTER BEDROOM

12' 10" x 13' 10" (3.92m x 4.24m) Dual aspect with leaded light secondary glazed windows to the side and rear elevations, ceiling light, 4 wall lights, radiator.

Also from the main Landing further doors are arranged off to:

BEDROOM 3

12' 5" x 11' 11" (3.80m x 3.64m) Radiator, 4 wall lights, secondary glazed leaded light window to the rear elevation, part glazed UPVC stable style door opening on to:

BALCONY/TERRACE

7' 3" x 11' 6" (2.22m x 3.53m) Pleasant seating area affording an easterly and southerly aspect.

BATHROOM

10' 11" x 10' 2" (3.35m x 3.11m) Wall tiling to a half height level, three piece suite comprising panelled bath with hand grips and hot and cold taps, low level WC, hand basin



with mixer tap, vanity storage unit, heated towel rail, obscure glazed window, ceiling light.

BEDROOM 4

9' 1" x 11' 10" (2.77m x 3.63m) Leaded light secondary glazed window to the front elevation, fitted double wardrobe, ceiling light, wall light, radiator.

BEDROOM 5

8' 6" x 5' 10" (2.60m x 1.79m) plus 2 recesses 1.2m x 1.48m and 0.8m x 1.37m, fitted wardrobe cupboard, leaded light secondary glazed window to the front elevation, ceiling light, wall light.



EXTERIOR

To the front of the property there is a gated driveway initially with a concrete driveway with back to back parking for 2 cars with further gravelled parking for more vehicles. Established shrubbery, brick retaining wall with wrought iron upper feature to the front and side. Vehicular access is gained along the neighbouring Forge Close leading to the rear of the property where there is:

LARGE DOUBLE GARAGE/WORKSHOP

21' 9" x 18' 1" (6.65m x 5.52m) Folding part glazed entrance doors, electricity meter and fuse board, power and lighting, inner door to:

INTEGRAL WORKSHOP

6' 11" x 18' 0" (2.13m x 5.50m) Personnel door and window.

ESTABLISHED GARDENS

Generous sized gardens for a central town property with shaped lawn, extensive stocked borders with a variety of shrubs, plants and flowers, timber fencing to the side boundary, large paved courtyard/patio area with fitted west facing bench with arch over with climbing plants.

DIRECTIONS

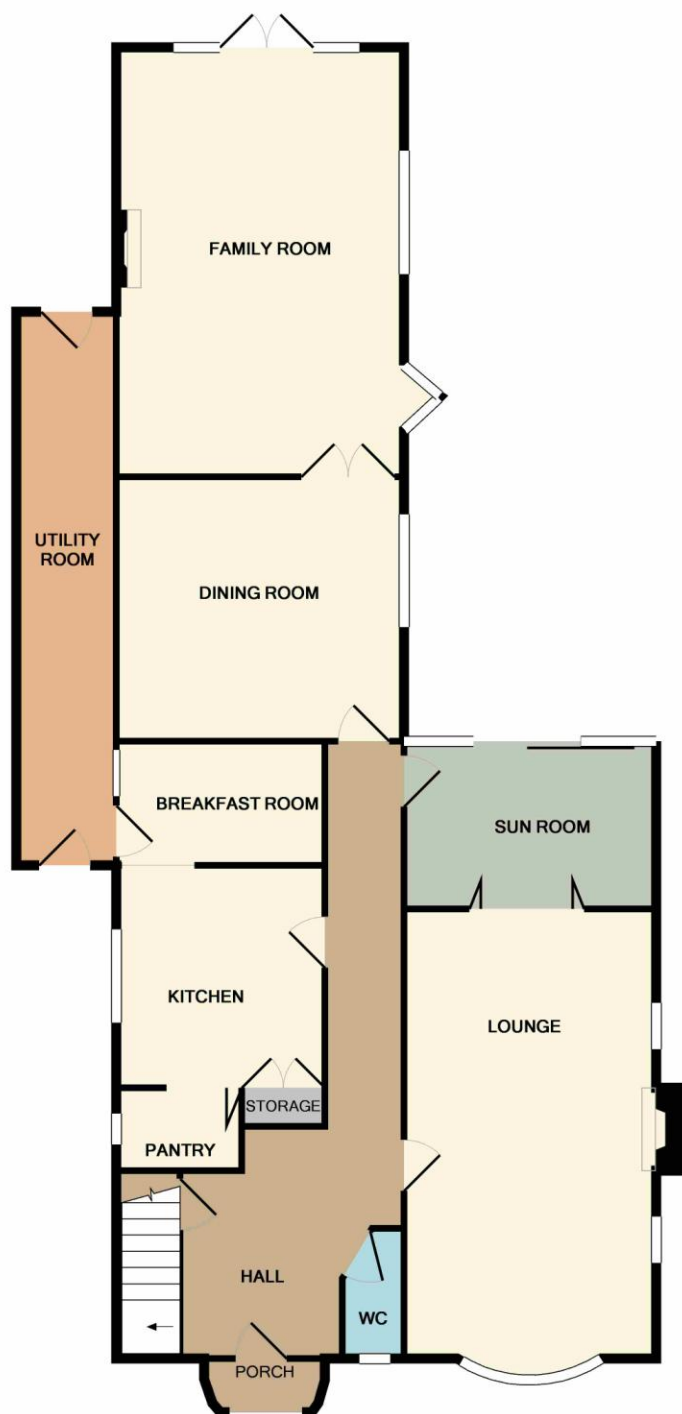
From the Agents offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, straight over the next set of traffic lights and the property is situated on the right hand side immediately after Forge Close.

SPECIAL NOTE

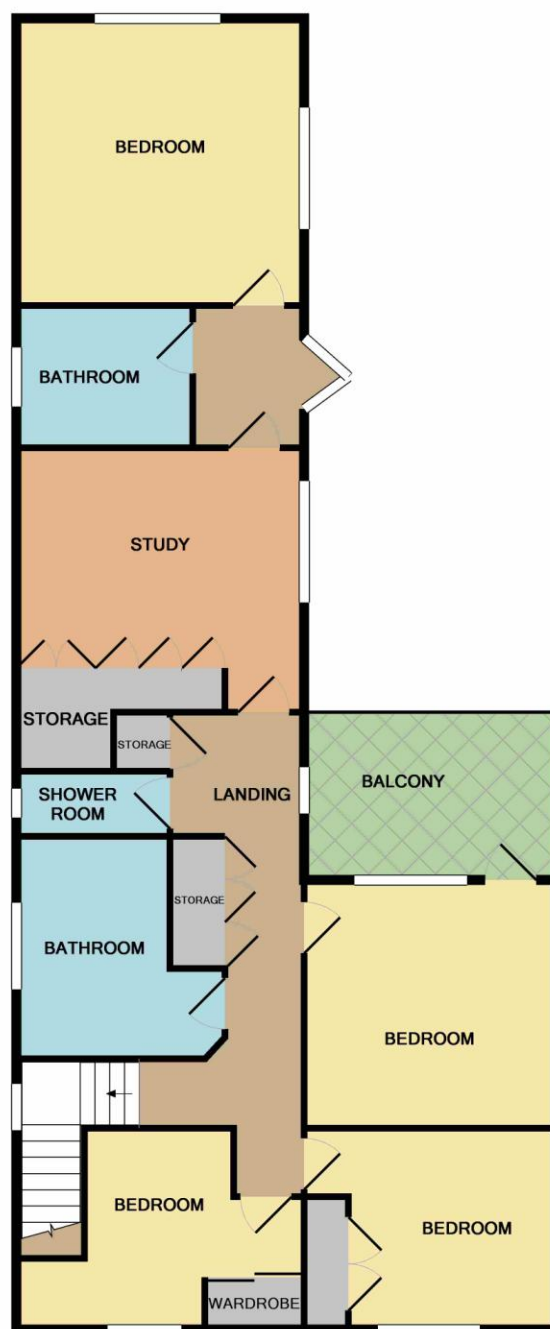
A programme of restitutorial and redecoration works has been carried out in 2025 under the Buildings insurance Policy. Full details of these works are available upon prior notice request from the Selling Agents.







GROUND FLOOR



1ST FLOOR

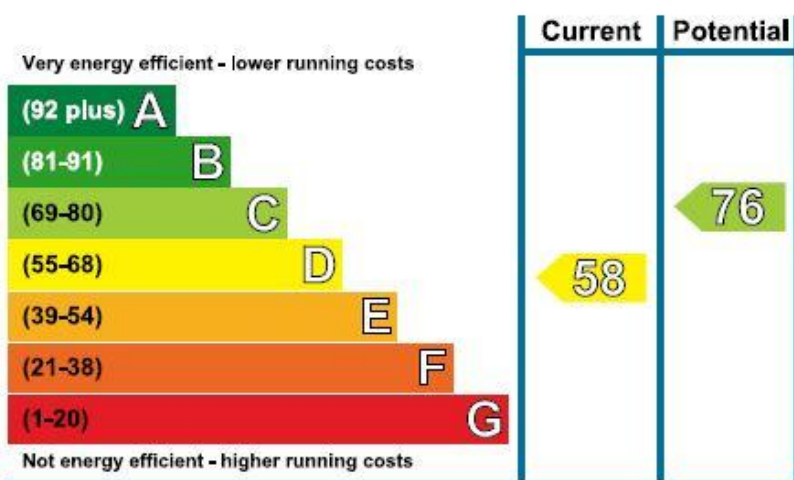
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2017

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



Energy Efficiency Rating



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11759

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: s.spalding@longstaff.co.uk
www.longstaff.co.uk