

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Four Ashes, Clay Lake, Spalding PE12 6BL

£475,000 Freehold

- 4 Bedroom Detached House
- Plot of Approximately 0.5 of an Acre (STS)
- Workshops and Garaging
- Ideally Situated for Access on to A16
- No Chain

'Four Ashes' is a highly individual detached 4 bedroom house with UPVC double glazing and gas fired central heating. The property has attractive mature established gardens with a site extending to approximately 0.5 of an acre (STS). Significant outbuildings including workshops and garaging. Potential for mixed residential/commercial use. Offers great scope and potential.

SPALDING 01775 766766 BOURNE 01778 420406

**ACCOMMODATION**

UPVC front entrance door to:

ENTRANCE PORCH

Obscure glazed door leading into:

RECEPTION HALL

Staircase off, coved cornice, ceiling light, door to:

CLOAKROOM

Two piece suite comprising low level WC with push button flush, pedestal wash hand basin, tiled floor, obscure glazed UPVC window, radiator.

MAIN LOUNGE

23' 5" x 12' 0" (7.16m x 3.66m) Georgian style UPVC



French doors to the front elevation with similar side panels, 2 UPVC side windows, fitted carpet, coved and textured ceiling, 2 ceiling light fittings, 2 radiators, open grate with decorative surround, leaded light obscure glazed double doors opening into:

DINING ROOM

13' 9" x 13' 9" (4.20m x 4.20m) Return door to the Reception Hall, side window, leaded light UPVC French doors to the front elevation, wood grain effect flooring, coved and textured ceiling, ceiling light, radiator.

Also from the main Lounge a Georgian style UPVC glazed door opens into:

GARDEN ROOM

8' 11" x 11' 0" (2.74m x 3.36m) Tiled floor, brick construction with timber framed Georgian style windows to the side and rear elevations, part glazed external entrance door, plumbing and space for washing machine, electricity meter.

FITTED BREAKFAST KITCHEN

13' 8" x 10' 8" (4.19m x 3.27m) Range of dark oak fronted units comprising base cupboards and drawers beneath the laminate worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, multi speed cooker hood, appliance space, radiator, tiled floor, recessed ceiling lights, Georgian style UPVC window to the side elevation, double doors opening into:

WALK-IN PANTRY

Shelving, obscure glazed window.

Also from the Breakfast Kitchen a part glazed door opens into:

REAR ENTRANCE PORCH

Range of coat hooks, half glazed UPVC external entrance door, door to:

SECOND CLOAKROOM

Low level WC, wash hand basin with hot and cold taps, wall mounted Glow Worm gas fired central heating boiler, half tiled walls, obscure glazed UPVC window.

From the Reception Hall the carpeted staircase rises via a dog legged half landing with large Georgian style UPVC window to the side elevation to:

GALLERIED FIRST FLOOR LANDING

Large access to loft space, radiator, wood grain effect flooring, built-in Airing Cupboard housing the hot water cylinder with immersion heater, doors arranged off to:

BEDROOM 1 (FRONT)

13' 5" x 11' 7" (4.11m x 3.54m) Georgian style UPVC window, radiator, coved and textured ceiling, ceiling light.





BEDROOM 2

12' 10" x 11' 6" (3.93m x 3.53m) Dual aspect Georgian style UPVC windows to the front and side elevations, radiator, textured ceiling, ceiling light.

BEDROOM 3

11' 11" x 9' 11" (3.64m x 3.03m) Dual aspect, Georgian style UPVC windows to the rear and side elevations, textured ceiling, ceiling light, radiator.

BEDROOM 4

7' 8" x 5' 7" (2.34m x 1.72m) plus recess Georgian style UPVC window to the rear elevation, radiator, access to loft space, textured ceiling, ceiling light.



BATHROOM

10' 10" x 5' 10" (3.32m x 1.79m) Five piece suite comprising biojet Jacuzzi style bath with corner mounted mixer tap, hand basin with mixer tap, bidet, low level WC, independent tiled shower cabinet, half tiled walls, obscure glazed UPVC window, recessed ceiling lights, extractor fan, vertical radiator/towel rail.



EXTERIOR

The property is centrally situated within its established plot with 3 of the original Four Ashes still in situ, extensive front lawns with colourful stocked borders, side lawn with extensive borders, large driveway and turning bay providing multiple parking and direct access to:

LARGE GARAGE

18' 0" x 12' 0" (5.5m x 3.68m) Brick and tiled construction with concrete floor, electronically operated up and over door, power and lighting.

BRICK AND BLOCK WORKSHOP

36' 1" x 18' 0" (11m x 5.5m) Sliding entrance doors, power and lighting, work bench, concrete floor, 2 windows.

BRICK STORE

17' 8" x 14' 9" (5.4m x 4.5m) Currently sub-divided internally but provides useful space with an enamel sink unit, range of cupboards, concrete floor, power and lighting. External cold water tap.

CORRUGATED STORE SHED

With concrete floor.

WALK-IN FREEZER

Previously used as part of the ice cream business.

GREENHOUSE





The rear boundary despite having a low breeze block wall with hand gate extends further to the rear to the concrete posts allowing useful access.

SERVICES

Mains water, electricity and gas. Private drainage.

DIRECTIONS

From the centre of Spalding proceed from the High Bridge along Church Street, take the second right hand turning into Stonegate, proceed straight on at the crossroads by the Tesco Store into Clay Lake, proceed round the right hand bend, over the watercourse and Four Ashes is situated on the left hand side.

AMENITIES

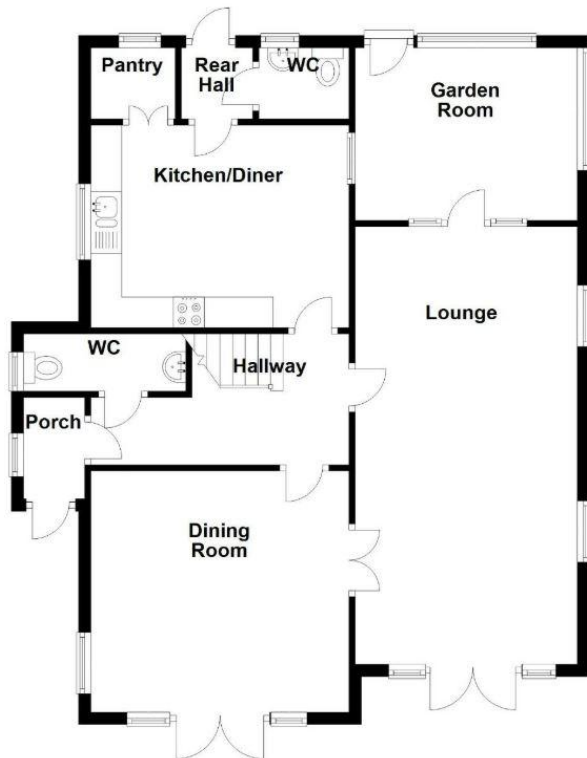
The town centre and local schools are within easy access. Spalding has a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations and easy onwards access to Peterborough (18 miles) with its fast train link with London's Kings Cross minimum journey time 46 minutes.





Ground Floor

Approx. 85.6 sq. metres (921.0 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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

R. Longstaff & Co LLP, their dlients 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 dlient(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: S11774

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: spalding@longstaff.co.uk
www.longstaff.co.uk