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## 3 Maple Grove, Spalding, PE11 2LE

**£475,000 Freehold**

- Popular, Sought After Location
- Open Plan Kitchen/Family Room with 3 Further Reception Rooms
- Master Suite with En-Suite and Dressing Room
- 3 Further Bedrooms
- Bathroom and Shower Room

Imposing detached residence situated in a prime location close to town. Superbly presented accommodation comprising entrance hallway, lounge, dining room, snug, open plan kitchen/family room, utility room and shower room to the ground floor; master bedroom with dressing room, en-suite and balcony; 3 further bedrooms and

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## ACCOMMODATION

Open porch and through a composite obscured double-glazed door with matching full length obscured glazed panels to both sides into:

## ENTRANCE HALLWAY

Skimmed and coved ceiling, centre light point, smoke alarm, original parquet flooring, radiator, understairs storage cupboard housing electric consumer unit board and coat rails. Oak glazed door into:





## LOUNGE

12' 5" x 15' 8" (3.80m x 4.79m)

Bay window to the front elevation, skimmed and coved ceiling, centre light point, original parquet polished flooring, radiator, TV point, BT point, feature fireplace with tiled hearth and open grate. Square arch into:

## DINING ROOM

10' 7" x 11' 8" (3.24m x 3.57m)

UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, original parquet polished flooring, square arch into Family Room.

## SNUG/FURTHER RECEPTION ROOM

9' 7" x 11' 8" (2.94m x 3.58m)

Skimmed ceiling, inset LED lighting, tiled flooring, storage cupboard off housing fitted coat rail and further shelving, door into Garage. Square arch into:

## OPEN PLAN KITCHEN/FAMILY AREA

13' 6" x 24' 10" (4.13m x 7.57m)

UPVC double glazed window to the rear elevation, UPVC double glazed bi-fold doors to the rear elevation, part vaulted ceiling, inset LED lighting, 2 fitted double glazed Velux windows, tiled flooring with under floor heating, inset LED lighting, 2 centre light points over central island, fitted with a wide range of base and eye level units, work surfaces over, splashbacks, solid oak worktops with solid oak splashbacks, inset one and a quarter bowl sink with mixer tap, integrated full sized Neff dishwasher, soft closing cabinets, integrated Neff induction hob, stainless steel extractor hood, integrated Neff double fan assisted eye level oven. Solid oak door into:

## UTILITY ROOM

7' 3" x 10' 1" (2.23m x 3.08m)

UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitment, tiled flooring with under floor heating, fitted with base and eye level units, work surfaces over, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, space for fridge freezer, further appliance space, solid oak door into:

## SHOWER ROOM

4' 7" x 7' 5" (1.40m x 2.28m)

Skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor with under floor heating, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, double sized shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway the staircase rises to:

## FIRST FLOOR GALLERIED LANDING

8' 11" x 8' 4" (2.73m x 2.56m)

Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, radiator, porthole window, solid oak door into:



## MASTER SUITE

11' 8" x 26' 4" (3.56m x 8.05m) at the widest point UPVC double glazed French doors to the rear elevation on to Juliette Balcony, part vaulted ceiling with centre light point and Velux window, part skimmed ceiling with inset LED lighting, dimmer switch control, 2 radiators, oak seating area, access to loft space, oak laminate flooring, built-in head board, solid oak door leading into:

## WALK-IN WARDROBE

3' 7" x 10' 6" (1.1m x 3.22m)

Fitted hanging rail, shelving, skimmed ceiling, inset LED lighting, oak laminate flooring.

## EN-SUITE

5' 2" x 12' 2" (1.60m x 3.72m)

Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, built-in extractor fan, vinyl floor covering, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, circular wash hand basin with swan mixer tap fitted into vanity unit with various storage cupboards below, shower enclosure with fitted thermostatic shower with rainfall shower head and further shower attachment tap.

## BEDROOM 2

11' 8" x 12' 10" (3.58m x 3.93m)

UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, vinyl wood effect plank flooring, radiator.

## BEDROOM 3

9' 11" x 12' 7" (3.04m x 3.86m)

UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, polished floorboards, double radiator, 2 double wardrobes fitted into recess (depth of 0.63m).

## BEDROOM 4

8' 2" x 8' 11" (2.49m x 2.74m)

UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, built-in double wardrobe with hanging rail and shelving.

## FAMILY BATHROOM

7' 8" x 8' 3" (2.36m x 2.53m)

Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitting, extractor fan, part tiled walls, vinyl plank floor covering, stainless steel heated towel rail, cabinet, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, 'P' shaped bath with fitted thermostatic shower over, shower screen and mixer tap.





## EXTERIOR

Hedged boundary with gravelled driveway off leading on to further concrete driveway providing multiple off-road parking for vehicles. Extensive lighting.

## GARAGE

11' 10" x 15' 4" (3.63m x 4.68m)

Electric roller door, part converted to office/gym, fully skimmed and boarded, inset LED lighting, various power points, smoke alarm.

Wooden access gate leading round the side of the property which has raised decking, extensive lighting, gravelled area, lawn, hedged boundaries.

## REAR GARDEN

Extensive raised decking area, electric sockets, lighting, cold water tap. The garden is mainly laid to lawn with a wide range of mature shrub and fruit trees. Glasshouse, further raised decking area, woodland area.

## DIRECTIONS

From the centre of Spalding at the High Bridge proceed into Church Street, continue round the left hand bend into Halmergate. Take the fourth left hand turning into Maple Grove and the property is situated on the left hand side.

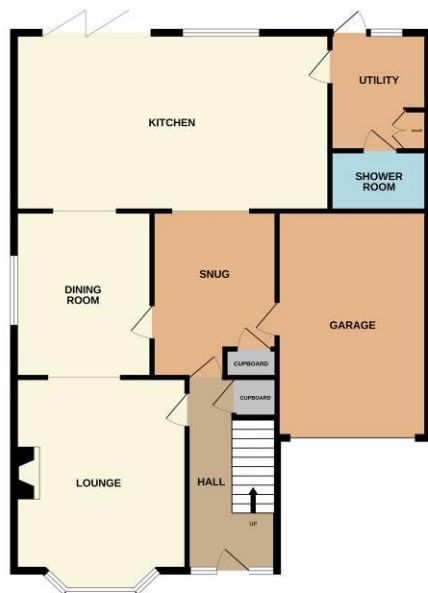








# GROUND FLOOR



# 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		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE:** Freehold

**SERVICES:** All Mains

**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: S11849 (20 August 2025)**

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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