



# BOSTON HOUSE

138 Winsover Road, Spalding, PE11 1HQ

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LONGSTAFF  
Established 1770

# BOSTON HOUSE

138 WINSOVER ROAD  
SPALDING, PE11 1HQ

BEAUTIFUL  
PERIOD FEATURES  
ECHO THROUGHOUT  
THIS PROPERTY

4 GENEROUS SIZED  
BEDROOMS

## 4 Reception Rooms

DRAWING ROOM  
SITTING ROOM  
DINING ROOM  
GARDEN ROOM

GATED OFF STREET PARKING  
AND  
DOUBLE GARAGE/WORKSHOP

OUTLINE  
PLANNING PERMISSION  
FOR A 3 BEDROOM DETACHED  
HOUSE AT REAR OF GARDEN



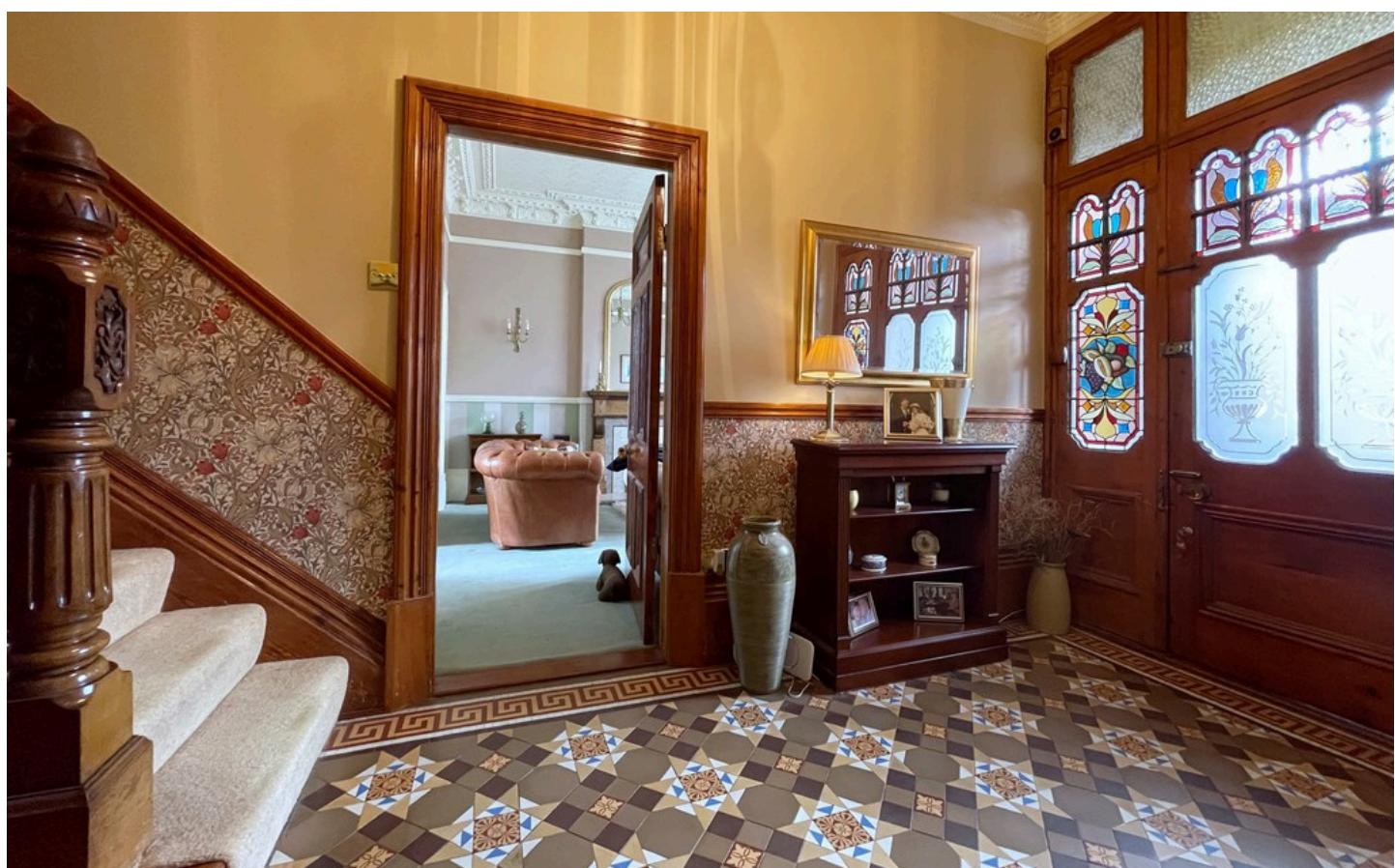
A very special property  
Elegant double fronted late  
Victorian house with  
spacious, tastefully  
appointed accommodation,  
generous sized established  
gardens  
ample off-road parking  
(gated) and large detached  
garage/workshop.  
fully walled grounds and a  
walled courtyard driveway.  
No onward chain.  
Convenient town location,  
A very rare opportunity  
just yards from the town  
centre



PROPERTY CONTAINS  
NUMBEROUS BEAUTIFUL  
PERIOD FEATURES

The property has been tastefully and sympathetically renovated, retaining many fine original features. William Morris-inspired wall coverings, deep skirting boards, decorative coving, and other period details enhance its character, which can only be fully appreciated by studying the photographs and undertaking a personal inspection.

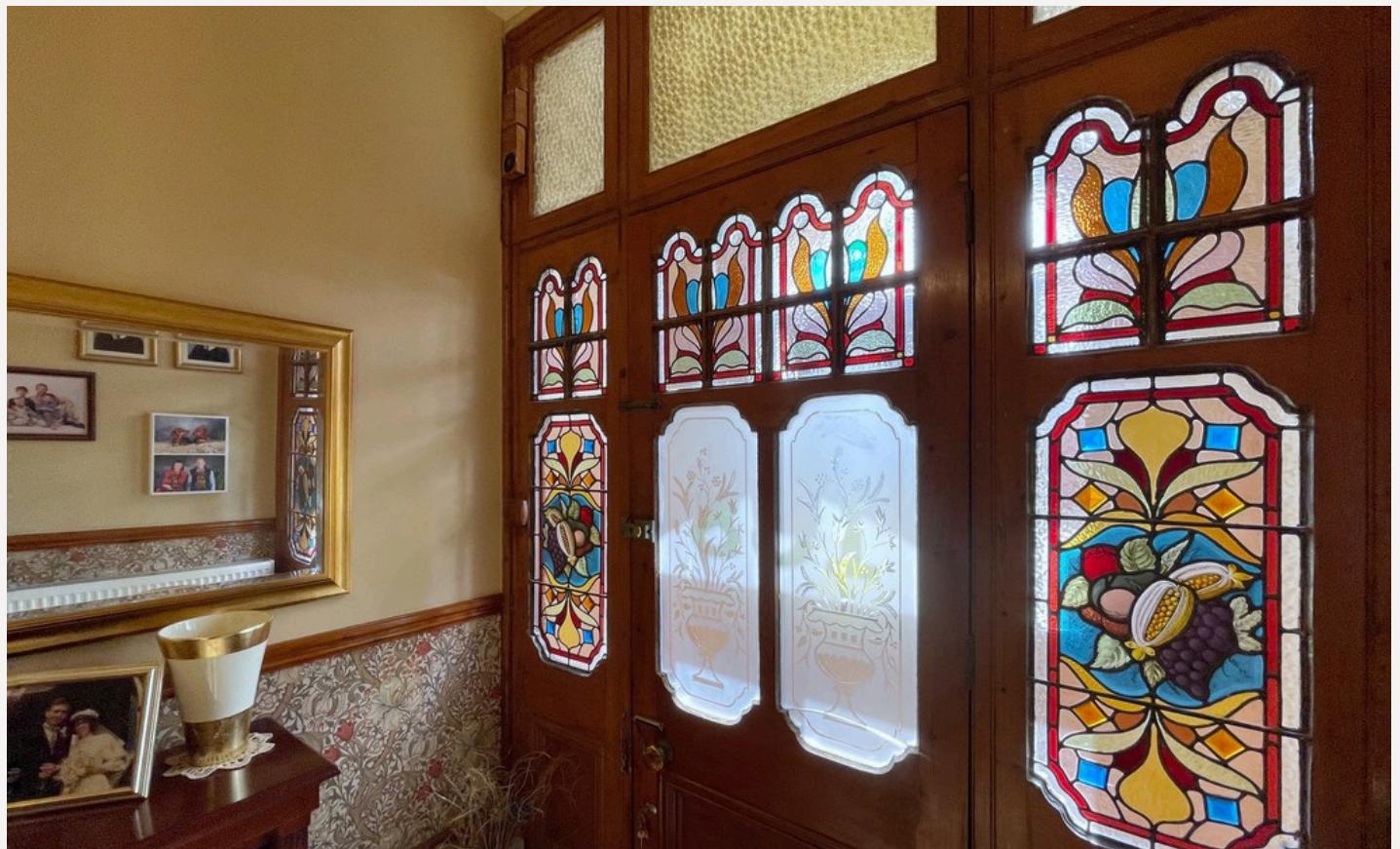
An elegant front entrance porch sets the tone, with a glazed fanlight depicting No. 138, a Victorian tiled floor, and an attractive part-glazed inner door with leaded light panels, complemented by an overhead obscure-glass fanlight. Throughout the home, sash and bay windows, decorative coved cornices, and ceiling roses add to the elegance and timeless appeal.



## ENTRANCE & RECEPTION HALLWAY

An elegant front entrance porch with glazed fanlight and decorative Victorian tiled floor opens to an attractive part-glazed inner door with leaded light panels, complemented by an overhead obscure-glass fanlight.

The Reception Hall continues the theme with a Victorian tiled floor, dado rail, deep skirting boards, and finely moulded coved cornice. A pendant light fitting provides a graceful focal point, while the staircase rises with presence. Stripped internal doors lead to the dining room, drawing room, and rear lobby.

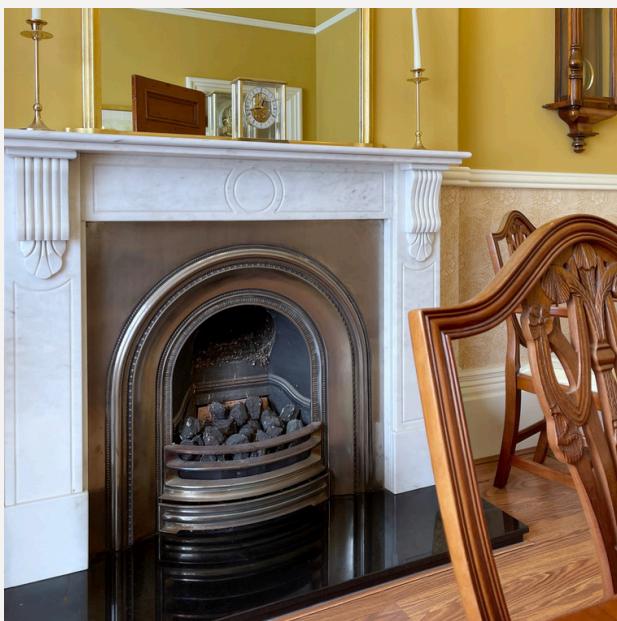


## FORMAL DRAWING ROOM

14' II" X 14' 0" (4.56M X 4.27M)

An elegant bay window to the front elevation floods the room with natural light, enhancing its fine period proportions. Decorative coved cornicing and an ornate ceiling rose with pendant light fitting provide architectural detail, complemented by a picture rail and dado rail. A fireplace with ornamental surround forms a distinguished focal point, while three wall lights add a warm, atmospheric glow





## DINING ROOM

14' II" X 13' 10" (4.55M X 4.24M)



bay window to the front elevation,

serving hatch,

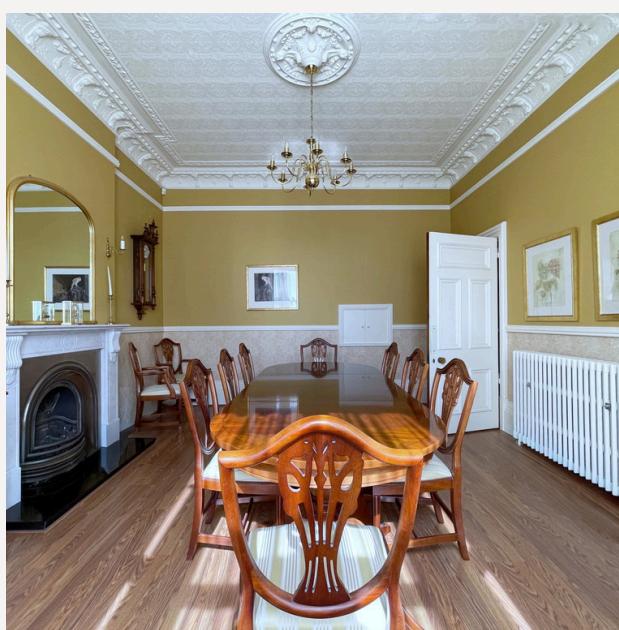
co-ordinated decor,

decorative coved cornice, ceiling rose, dado rail,

marble fireplace with open grate

radiator

wall lights

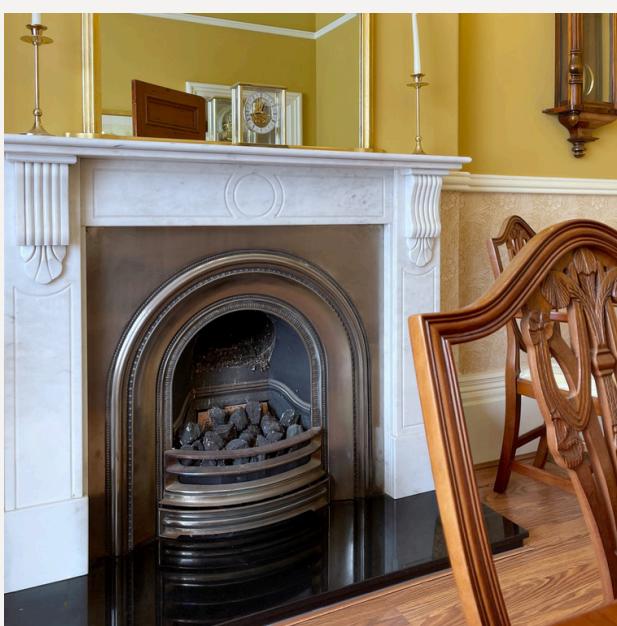




## KITCHEN

13' 9" X 12' 0" (4.21M X 3.66M)

Sash window to the rear elevation, bespoke fitted units comprising base cupboards, drawers, display cabinets, eye level wall cupboards, full height range of alcove cupboards, Lacanche Range style cooker with electric and gas oven and 5 burner gas hob, concealed cooker hood above, recessed ceiling lights, radiator, serving hatch, Belfast sink, Granite worktop, mixer tap





## SITTING ROOM

12' II" X 12' 0" (3.95M X 3.66M)



Attractive part obscure glazed partitioned doors from the main Drawing Room. Chimney breast with log burner, twin alcoves with shelving, store cupboard and drawers, decorative coved cornice, ceiling rose, pendant light fitment, window overlooking the rear garden, radiator,





## GARDEN ROOM

13' 0" X 9' 6" (3.97M X 2.92M)



Triple aspect with 2 windows to either side elevation and a pair of glazed French doors to the rear, coved cornice, ceiling light with decorative ceiling rose, radiator, wooden flooring







## MASTER BEDROOM

14' II" X 14' 0" (4.57M X 4.27M)

A beautifully proportioned, front-facing master bedroom boasting elegant period features. High ceilings with an ornate cornice and centre rose create a sense of grandeur, while large sash windows flood the room with natural light. A room of impressive character and charm, perfect for a statement retreat.





## SHOWER ROOM

10' 4" X 6' 9" (3.15M X 2.07M)

Large shower cabinet, low level WC, twin pedestal wash hand basins, half tiled walls, decorative coved cornice, picture rail, ceiling light, wall lights, amtico floor, radiator, obscure glazed window







## FEATURE MAIN SHOWER/BATHROOM



A generously sized and beautifully appointed bathroom featuring a cast iron roll-top bath with side-mounted mixer tap and shower attachment, complemented by a large walk-in shower cabinet. An oval-shaped hand basin is set within a Porcelanosa vanity storage unit with marble top and mixer tap, offering a range of cupboards and drawers beneath for elegant practicality. Decorative coved cornicing, a ceiling rose and wall lights enhance the period charm, while modern comforts include a radiator with towel rail and tiled flooring. The room enjoys a bright triple aspect, with obscure glazed windows to either side and the rear providing both natural light and privacy.



# FLOOR PLAN

230 square metres - 2,476 square feet



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items. Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

## EPC RATING

138 Winsover Road  
SPALDING  
PE11 1HQ

		Energy rating	
		<b>E</b>	
Valid until		Certificate number	
<b>11 September 2035</b>		<b>8400-8626-0122-4590-3153</b>	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76	<b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	49	<b>E</b>
21-38	<b>F</b>		
1-20	<b>G</b>		

## BUILDING PLOT



# SPALDING

Lincolnshire



Spalding is a market town in the South Holland district of Lincolnshire, England, located on the River Welland.

It is known for its strong agricultural heritage – especially bulb growing (tulips etc.) – thanks to the fertile Fenland landscape.

The town has a historic feel with buildings such as the medieval Ayscoughfee Hall, riverside walks, regular markets, and a modern shopping outlet & gardens (Springfields).

It strikes a balance between being fairly small and rural but having amenities and good transport links to larger centres



# BOSTON HOUSE, 138 WINSOVER ROAD, SPALDING, PE11 1HQ

GUIDE PRICE  
£499,950

TENURE  
FREEHOLD

## LOCAL AUTHORITIES

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

## VIEWING

Viewings are to be arranged by prior appointment. with the agent

## DIRECTIONS

From Spalding town centre proceed in a westerly direction along Winsover Road over the level crossing and the property is situated on the right hand side immediately after the turning into Hereward Road.

WHAT 3 WORDS  
///regime.spark.rescue

## 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. Any 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. 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.

# LONGSTAFF

ESTABLISHED 1770



Ref: S11857 (03 September 2025)

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THE  
**GUILD**  
**PROPERTY**  
**PROFESSIONALS**

The logo for 'THE GUILD PROPERTY PROFESSIONALS' is displayed. It features the word 'THE' in a small, sans-serif font above the word 'GUILD' in a large, bold, sans-serif font. Below 'GUILD', the words 'PROPERTY' and 'PROFESSIONALS' are stacked in a bold, sans-serif font. The entire logo is set against a white curved background that resembles a stylized 'M' or a swoosh.