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## 'Carlton House' 4 Rowan Way, Spalding PE11 1GF

**£535,000 Freehold**

- Prestigious Property
- 3 Reception Rooms, Study
- 5 Bedrooms, 3 Bathrooms
- Extensive Driveway, Triple Garage
- Generous Sized Gardens

Immaculate, detached family home built in 2000 as part of the 'Ashurst Collection' on a beautiful private road. Spacious, well presented and includes Georgian style triple glazed UPVC windows- all with modern integral shutters. Gas fired central heating throughout, security cameras and an alarm system built in. Triple garage, private driveway and generous sized South-facing garden. **Viewings available and highly recommended.**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### **ACCOMMODATION**

Front entrance door to:

#### **ENTRANCE PORCH**

7' 1" x 6' 2" (2.18m x 1.90m) Tiled floor, coved cornice, ceiling light, radiator, dado rail, door to:

#### **RECEPTION HALL**

13' 7" x 13' 1" (4.15m x 4.00m) maximum Tiled floor, recessed ceiling lights, smoke alarm, staircase off, understairs store cupboard, dado rail, glazed double doors opening into:

#### **SITTING ROOM**

19' 1" x 18' 11" (5.82m x 5.77m) 2 windows to the front elevation and one large picture window to the rear,



fitted carpet, coved cornice, pendant light fitment, 2 radiators, dado rail, log burner with composite surround and raised hearth, 4 wall lights.

#### **FORMAL DINING ROOM**

18' 8" x 11' 5" (5.69m x 3.50m) maximum Dual aspect with 2 windows to the front and one to the side elevation, corner fireplace, dado rail, radiator, coved cornice, 3 pendant light fitments.

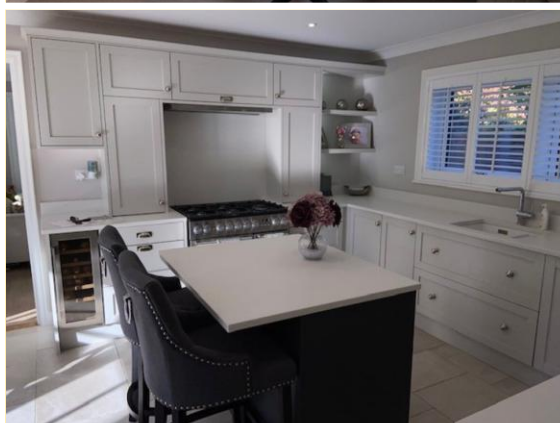
#### **STUDY**

13' 0" x 7' 2" (3.98m x 2.19m) Window to the side elevation, recessed ceiling lights, coved cornice, telephone point, radiator.



#### **UTILITY ROOM**

7' 6" x 7' 10" (2.31m x 2.39m) Tiled floor, worktop with sink unit, integral drainer and mono block mixer tap, three quarter height provision cupboard, plumbing and space for washing machine and dishwasher, half glazed external entrance door, coved cornice, ceiling light.



#### **CLOAKROOM**

6' 4" x 3' 10" (1.95m x 1.17m) Tiled floor, two piece suite comprising low level WC with concealed cistern and push button flush, hand basin with mixer tap, vertical radiator/towel rail, coved cornice, obscure glazed UPVC window.

#### **FITTED BREAKFAST KITCHEN**

19' 3" x 12' 8" (5.89m x 3.87m) Dual aspect with window to the side elevation and French doors with similar side panels to the other side. Tiled floor, extensive range of units comprising base cupboards and drawers beneath the Quartz worktops with inset one and a quarter bowl sink unit with mono block mixer tap, integrated dishwasher, eye level wall cupboards, Rangemaster Nexus dual fuel range style cooker with electric ovens and 5 burner gas hob, integrated illuminated cooker hood, integrated wine fridge, recess for fridge freezer with wine rack above, radiator, recessed ceiling lights, coved cornice, door to:



#### **FAMILY ROOM**

13' 9" x 14' 2" (4.21m x 4.33m) Laminate flooring, dual aspect with window to the rear elevation and doors opening into the Conservatory with adjacent multi pane windows. Radiator, ceiling light.

#### **CONSERVATORY**

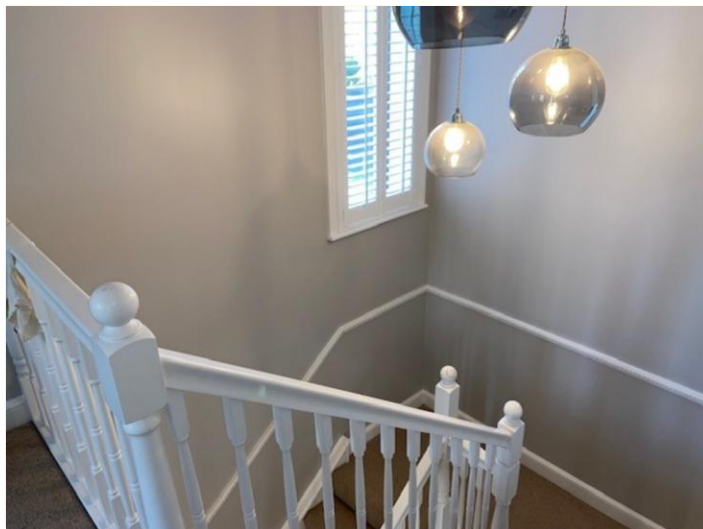
10' 9" x 13' 1" (3.30m x 4.00m) Dwarf brick and glazed construction with pitched glazed roof, French doors and tiled floor.

From the Reception Hall the carpeted return staircase leads via a Half Landing with window to the side elevation to:

#### **GALLERIED FIRST FLOOR LANDING**

Windows to the front and side elevations, radiator, pendant light fitment, smoke alarm, coved cornice, door to:





## MASTER SUITE

### DRESSING ROOM

13' 1" x 11' 1" (4.01m x 3.40m) maximum Window to the side elevation, coved cornice, ceiling light, 2 wall lights, large built-in Airing Cupboard with Ideal gas fired central heating boiler, hot water cylinder and shelving.

### EN-SUITE SHOWER ROOM

7' 10" x 7' 7" (2.39m x 2.32m) plus recess. Fitted shower cabinet, pedestal wash hand basin, low level WC, tiled floor, half tiled walls, vertical radiator/towel rail, obscure glazed window, coved cornice, recessed ceiling lights.

### MASTER BEDROOM

19' 0" x 13' 5" (5.80m x 4.10m) Dual aspect with 2 windows to the rear and one to the side elevations, coved cornice, 2 ceiling lights.

### WALK-IN WARDROBE

9' 10" x 6' 10" (3.00m x 2.10m) Access to loft space, ceiling light, hanging rail and shelving.

### BEDROOM 2

12' 10" x 10' 7" (3.92m x 3.24m) plus large recess. Fitted carpet, window to the front elevation, radiator, ceiling light, door to:

### EN-SUITE SHOWER ROOM

6' 2" x 6' 1" (1.88m x 1.87m) Half tiled walls, tiled floor, obscure glazed UPVC window, shaver point with courtesy light, extractor fan, recessed ceiling lights, Showerlux shower cabinet, pedestal wash hand basin, low level WC, radiator.

### BEDROOM 3

16' 2" x 10' 0" (4.95m x 3.06m) maximum 2 windows to the front elevation, 2 recessed wardrobes with hanging rail and shelving, fitted carpet, ceiling light, 2 radiators.

### BEDROOM 4

16' 4" x 8' 8" (5.00m x 2.65m) maximum Recessed double wardrobe, fitted carpet, window to the rear elevation, ceiling light, radiator.

### BEDROOM 5

9' 1" x 7' 9" (2.77m x 2.37m) Window to the front elevation, radiator, fitted carpet, ceiling light.

### BATHROOM

7' 10" x 10' 4" (2.41m x 3.17m) Fitted four piece suite comprising corner shower cabinet, pedestal wash hand



basin, low level WC, panelled bath, vertical radiator/towel rail, tiled floor, half tiled walls, obscure glazed UPVC window, recessed ceiling lights, extractor fan.

#### **EXTERIOR**

The property at the end of a cul-de-sac of 4 prestigious houses overlooking Pinchbeck Road. There is an extensive block paved driveway with multiple parking and turning area and access to:

#### **DETACHED TRIPLE GARAGE**

29' 6" x 18' 0" (9.00m x 5.50m) Brick construction beneath a pitched tiled roof with 3 up and over doors, concrete floor, power and lighting, external electric lights, side personnel door.

At the side of the Garage there is block paved area large enough to park a trailer or caravan. Gated access to:

#### **ESTABLISHED REAR GARDENS**

Including extensive lawn, child's play area, corner raised decking/patio area, paved patio immediately to the side of the Breakfast Kitchen and Conservatory. The gardens continue round to the other side where there is a useful storage area. Outside tap and lighting.

#### **DIRECTIONS**

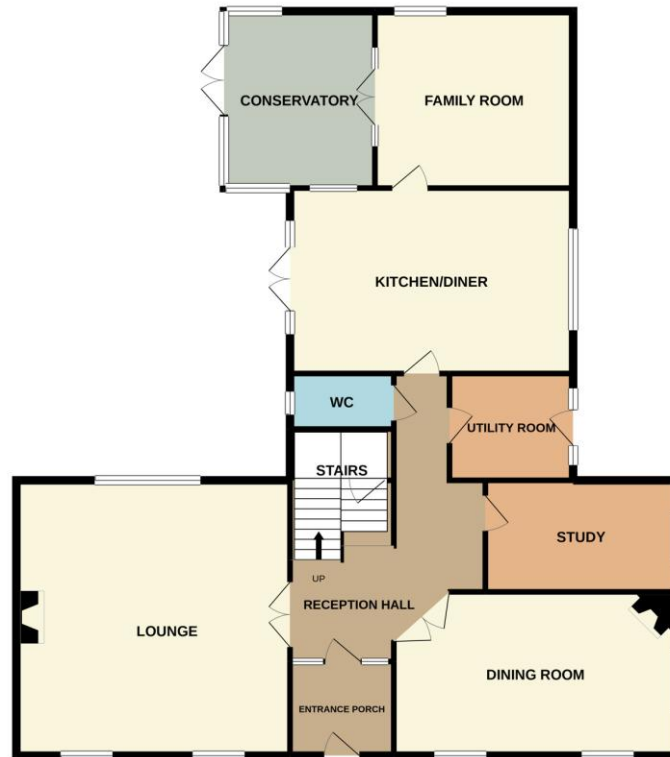
Conveniently situated for the town centre, the property is found by travelling out of town in a northerly direction along the Pinchbeck Road over the Woolram Wygate traffic lights, then take the second left hand turning into Fern Drive and first left into the Rowan Way cul-de-sac. The property is the last of the four.

#### **AMENITIES**

The town is within easy walking distance and offers a full range of facilities including shopping, banking, leisure, commercial, educational and medical facilities, Grammar and High schools and on the outskirts, the Springfields Retail Outlet and festival gardens and innovative water taxi service. Spalding has bus and railway stations with the latter having a link to Peterborough (30 minutes). Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR  
1569 sq.ft. (145.8 sq.m.) approx.



1ST FLOOR  
1525 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA : 3095 sq.ft. (287.5 sq.m.) approx.

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.

# 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	76   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** Band F

**LOCAL AUTHORITIES**

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

**PARTICULARS CONTENT**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

**Ref: S10680**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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