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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Matmore Close, Spalding PE11 2QS

£244,995 Freehold

- 3 Bedrooms
- No Chain
- Conservatory
- Gas Central Heating
- Viewing Recommended

3 bedroom detached bungalow situated on the edge of town location. Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, 3 bedrooms and shower room. Attached single garage, off-road parking, enclosed rear gardens. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Open porch to the side of the property with tiled floor and obscured UPVC double glazed door with matching obscured glazed panel leading into:

ENTRANCE HALLWAY

10' 5" x 13' 7" (3.20m x 4.15m) Coved ceiling, 2 centre light points, access to loft space, smoke alarm, storage cupboard off housing Viessman gas boiler, fitted coat rail, central heating controls, door into:

LOUNGE

11' 11" x 16' 11" (3.64m x 5.18m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, dimmer switch control, double radiator, TV point, fireplace with tiled hearth, wooden mantle and fitted coal effect gas fire.

From the Entrance Hallway a door leads into:

KITCHEN DINER

11' 2" x 12' 0" (3.42m x 3.67m) UPVC double glazed window to the side elevation, skimmed ceiling, centre spotlight fitment, radiator, part tiled



walls, fitted with a wide range of base and eye level units with work surfaces over, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, integrated fridge freezer, integrated Electrolux ceramic hob, extractor hood over, integrated eye level stainless steel double fan assisted oven, obscured glazed door leading into:

CONSERVATORY

6' 6" x 13' 1" (1.99m x 4.01m) Dwarf brick wall and UPVC construction, UPVC double glazed windows, UPVC double glazed French doors to the side elevation, tiled floor, double radiator, skimmed ceiling, centre light point.

From the Entrance Hallway a door leads into:



SHOWER ROOM

6' 4" x 8' 4" (1.94m x 2.56m) Obscured UPVC double glazed window to the side elevation, centre light point, fully tiled walls, tiled floor, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

11' 5" x 9' 11" (3.49m x 3.04m) UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, radiator.



BEDROOM 2 (CURRENTLY DINING ROOM)

9' 8" x 11' 7" (2.97m x 3.54m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3

8' 3" x 9' 1" (2.52m x 2.77m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator.

EXTERIOR

Dwarf brick wall to the front boundary with the garden being laid to lawn with shrub borders, block paved driveway providing multiple off-road parking. Wrought iron gated access to both sides leading into rear garden.



ATTACHED GARAGE

8' 6" x 16' 0" (2.61m x 4.90m) Up and over door, power and lighting, electric consumer unit board, gas meter, UPVC double glazed door leading into rear garden.

REAR GARDEN

Fitted pergola, patio area, external lighting, cold water tap, mainly laid to lawn with a wide range of shrub and tree borders, 2 wooden garden sheds, 2 glasshouses, 2 water butts. Fenced boundaries to both sides and to the rear elevation.

DIRECTIONS

From the town's High Bridge proceed into Church Street, bearing left onto Halmergate and then immediately right on to Stonegate, follow the road and turn left into Matmore Gate, continue down and follow the road to the right. Take a right hand turning into Thornton Road and then a right hand turning into Matmore Close.



AMENITIES

The property is ideally situated for primary and secondary schools and Tesco Express. The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

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: S11576

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		