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10 St Helena Drive, Spalding PE11 1UF

**£365,000 Freehold**

- Superbly Appointed Accommodation
- Short Walk to Town Centre
- Generous Sized Corner Plot
- 4 Bedrooms, 2 Reception Rooms
- Viewing Recommended

Modern 4 bedroom detached family house in pleasant cul-de-sac location. Generous sized corner plot with log cabin/work from home office. Well proportioned immaculately presented accommodation throughout.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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### **ACCOMMODATION**

Part obscure glazed UPVC front entrance door with similar side panels opening into:

### **RECEPTION HALL**

12' 8" x 8' 3" (3.87m x 2.54m) Integrated doormat, fitted carpet, coved cornice, ceiling light, radiator with fretwork cover, useful understairs store cupboard, doors arranged off to:

### **LOUNGE**

12' 2" x 15' 0" (3.71m x 4.58m) plus shaped UPVC bay window. Fitted carpet, coved cornice, ceiling light, radiator.

### **FITTED BREAKFAST KITCHEN**

12' 9" x 10' 5" (3.91m x 3.20m) Comprehensive range of fitted units comprising base cupboards and drawers beneath the wood grain effect worktops with inset one and a quarter bowl sink unit, integrated dishwasher, built-in electric double oven, gas hob and concealed cooker hood, intermediate wall tiling, matching eye level





cupboards, 2 radiators, coved cornice, recessed ceiling lights, 2 UPVC windows overlooking the rear garden, further worktop with cupboards and drawers beneath. Door to:

### **DINING ROOM**

10' 8" x 10' 6" (3.26m x 3.22m) Pair of UPVC glazed French doors opening on to the decking/patio area, UPVC window, fitted carpet, radiator, coved cornice, ceiling light.

### **UTILITY ROOM**

9' 4" x 4' 7" (2.85m x 1.41m) plus 3'8" x 3'10" (1.14m x 1.17m), UPVC window, part obscure glazed UPVC rear entrance door, radiator, coved cornice, ceiling light, loft hatch, worktop, eye level wall cupboard, tiled splashback, plumbing and space for washing machine, further appliance space, door to:

### **CLOAKROOM**

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

From the Reception Hall the staircase rises to:

### **FIRST FLOOR LANDING**

Access to loft space, coved cornice, ceiling light, smoke alarm, Airing Cupboard with hot water cylinder, doors arranged off to:

### **BEDROOM 1**

12' 4" x 11' 7" (3.77m x 3.55m) UPVC window to the side elevation, radiator, ceiling light with propeller style fan, extensive range of wardrobes and door to:

### **EN-SUITE SHOWER ROOM**

5' 3" x 5' 10" (1.61m x 1.80m) Fully tiled walls, three piece suite comprising shower cubicle, wash hand basin, low level WC, recessed ceiling lights, coved cornice, extractor fan, vertical radiator/towel rail.

### **BEDROOM 2**

10' 6" x 9' 0" (3.22m x 2.75m) plus large door recess extending to 11'6" (3.51m), UPVC window to the side elevation, ceiling light with propeller style fan, radiator, coved cornice.

### **BEDROOM 3**

10' 6" x 8' 5" (3.22m x 2.58m) UPVC window, ceiling light with propeller style fan, coved cornice, radiator.



#### **BEDROOM 4**

8' 2" x 7' 7" (2.50m x 2.32m) plus door recess. UPVC window, radiator, coved cornice, ceiling light with propeller style fan.



#### **BATHROOM**

6' 6" x 6' 3" (2.00m x 1.93m) Three piece suite comprising panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash hand basin, low level WC, shaver point, fully tiled walls, recessed ceiling lights, extractor fan, obscure glazed UPVC window, coved cornice, vertical radiator/towel rail.

#### **EXTERIOR**

The property occupies a generous sized corner plot with open plan frontage, off-road parking for up to 4 cars and access to:

#### **INTEGRAL GARAGE**

16' 3" x 9' 5" (4.96m x 2.88m) Up and over door, concrete floor, power and lighting, Glow Worm gas fired central heating boiler.

Gated access to:



#### **REAR GARDEN**

With various zones including a paved patio, part walled decking/seating area, further patio/seating space, artificial lawn, raised planter, garden shed, pergola, close boarded timber fencing to the side and rear boundaries.

#### **LOG CABIN**

Internal measurement 4.7m x 2.7m plus 2.3m x 1.15m, fitted bar, power and lighting, windows, pair of half glazed doors. This is useful as an entertaining area/work from home office/chill out space as required.







## DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continuing past the hospital, then taking a right hand turning into St Helena Drive cul-de-sac. The property is situated on the right hand side towards the end of the cul-de-sac.

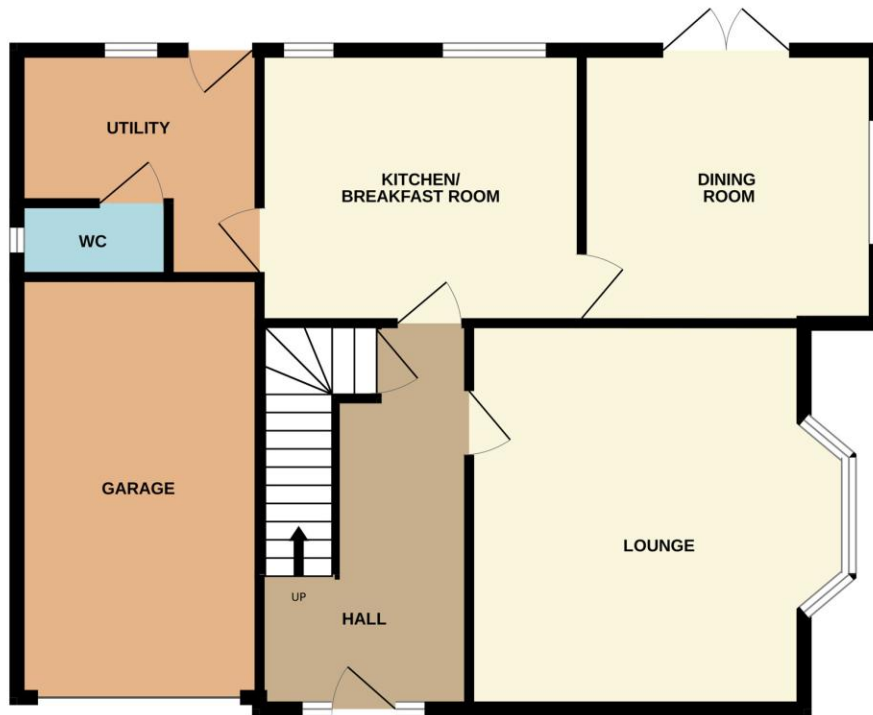
## AMENITIES

The local community hospital, Morrisons supermarket, the village of Pinchbeck and the well served town of Spalding are all easily accessible from the property along with onwards access to Boston and Grantham. The city of Peterborough and the north Norfolk Coast.

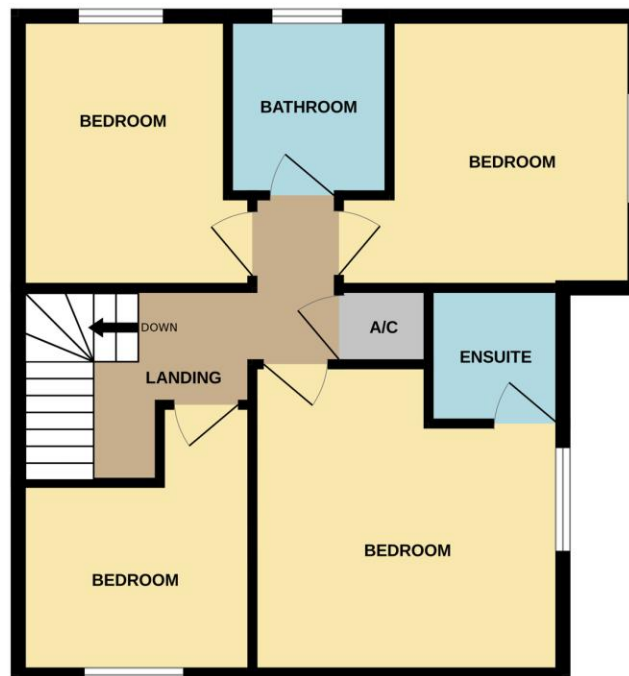




# GROUND FLOOR



# 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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# 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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**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

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## Ref: S11744

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: [s.spalding@longstaff.co.uk](mailto:s.spalding@longstaff.co.uk)

[www.longstaff.co.uk](http://www.longstaff.co.uk)