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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 1 Oakley Drive, Spalding PE11 2BN

**£249,950 Freehold**

- Popular Town Location
- 3 Bedrooms
- Good Sized Corner Plot
- Gas Central Heating (Recently Refitted Boiler)
- No Chain

Well presented 3 bedroom detached property set on a corner plot within walking distance of the town centre. Accommodation comprising entrance hallway, lounge diner, kitchen, snug, utility room and shower room to the ground floor; 3 bedrooms and family bathroom to the first floor. Mature gardens to the front, side and rear elevations, wooden built workshop.

SPALDING 01775 766766 BOURNE 01778 420406

**ACCOMMODATION**

Obscured UPVC double glazed door with matching full length obscured glazed panels to the side leading into:

**ENTRANCE HALLWAY**

6' 0" x 12' 9" (1.83m x 3.91m) Coved and textured ceiling, centre light point, smoke alarm, radiator, laminate flooring, central heating controls, staircase rising to the first floor, door to:

**LOUNGE DINER**

12' 3" x 24' 1" (3.74m x 7.35m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, 2 centre light points, 2 radiators, TV point, feature marble fireplace with wrought iron insert and fitted coal effect gas fire with marble hearth, laminate flooring, dimmer switch, fitted vertical blinds.

From the Entrance Hallway via an obscured glazed door leading into:

**KITCHEN**

8' 5" x 12' 5" (2.58m x 3.79m) UPVC double glazed window to the side elevation, textured ceiling with centre spotlight



fitment, understairs storage cupboard with coat rails. Fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, drawer units, freestanding electric Hotpoint cooker, inset enamel one and a quarter bowl sink with mixer tap, space for fridge freezer, display cabinet, opening into:

#### **SNUG**

8' 0" x 10' 8" (2.46m x 3.27m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, vinyl floor covering, radiator, textured ceiling, centre light point, TV point, USB socket charger, glazed door into:

#### **UTILITY ROOM**

4' 11" x 7' 7" (1.50m x 2.33m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset downlighters, smoke alarm, tiled flooring, worktop, space for washing machine, space for tumble dryer, display cabinet, central heating thermostat. Door into:

#### **SHOWER ROOM**

4' 7" x 7' 4" (1.41m x 2.26m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset downlighters, tiled flooring, extractor fan, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with rainfall mixer tap fitted into vanity unit with storage below and fully tiled shower cubicle with glass sliding doors with fitted power shower over.

From the Entrance Hallway staircase rises to:

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

7' 11" x 7' 5" (2.43m x 2.27m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, door into:

#### **MASTER BEDROOM**

10' 11" x 12' 9" (3.35m x 3.91m) UPVC double glazed window to the front elevation, textured ceiling, decorative ceiling rose, centre light point, radiator, stripped polished floorboards.

#### **BEDROOM 2**

10' 11" x 10' 11" (3.35m x 3.34m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, TV point, stripped polished floorboards, storage cupboard off with slatted shelving housing Glow Worm gas boiler (recently refitted).

#### **BEDROOM 3**

7' 6" x 9' 1" (2.30m x 2.78m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, stripped polished floorboards.

#### **FAMILY BATHROOM**

6' 10" x 7' 6" (2.10m x 2.29m) Obscured double glazed window to the



side elevation, coved and textured ceiling, centre light point, fully tiled walls, radiator, vinyl floor covering. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with wall mirror over, bath with taps with fitted shower screen and fitted Triton Rapid power shower over.

#### **EXTERIOR**

The front garden is laid to lawn with a wide range of mature shrubs and trees and hedged boundaries. To the side there is a tarmac driveway providing multiple off-road parking for vehicles. Side access gate into the rear garden.

#### **ATTACHED GARAGE**

6' 5" x 8' 1" (1.98m x 2.47m) Up and over door, strip light, electric consumer unit board, power points. Part of the Garage has been converted into the Shower Room.

#### **REAR GARDEN**

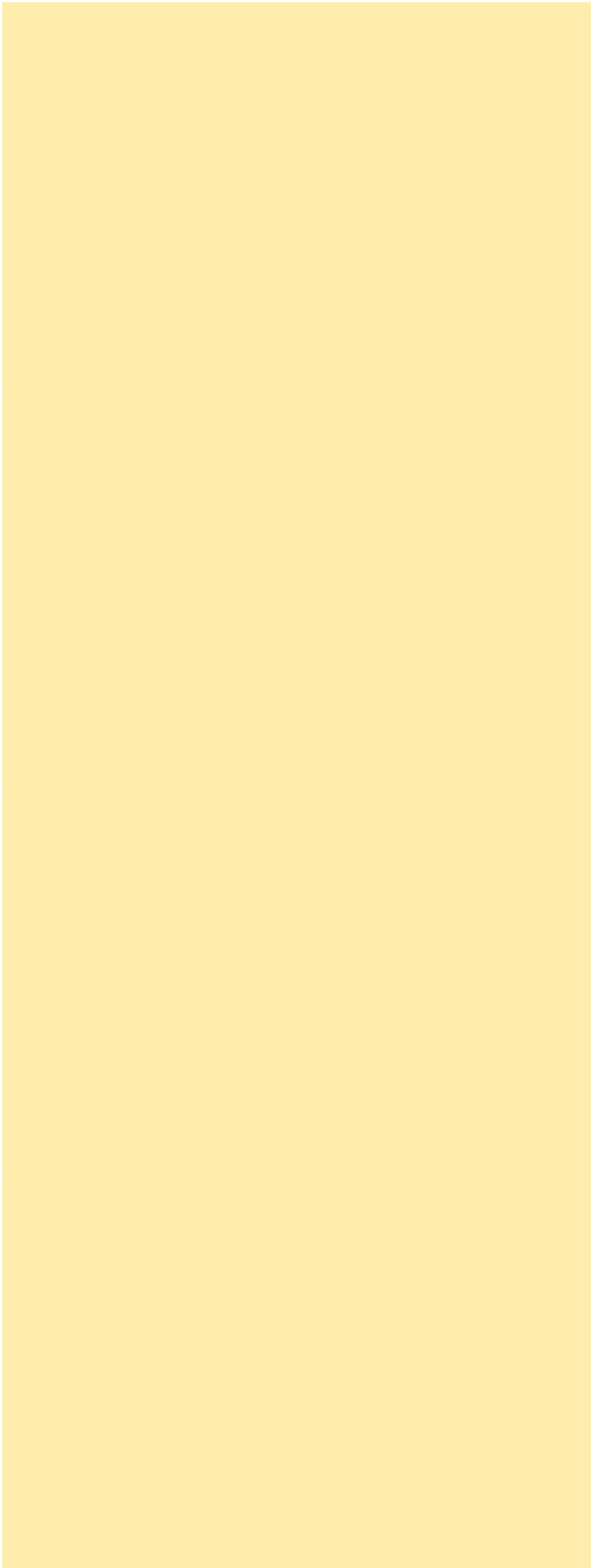
Extensive patio area, wooden workshop with power and lighting, external electric sockets.

#### **DIRECTIONS**

From the Agents Offices proceed along New Road, turning left at the traffic lights into Pinchbeck Road, then continuing straight on at the first set turning right at the next set of traffic lights into West Elloe Avenue. Oakley Drive is the third turning to the right and the property is situated on the corner.

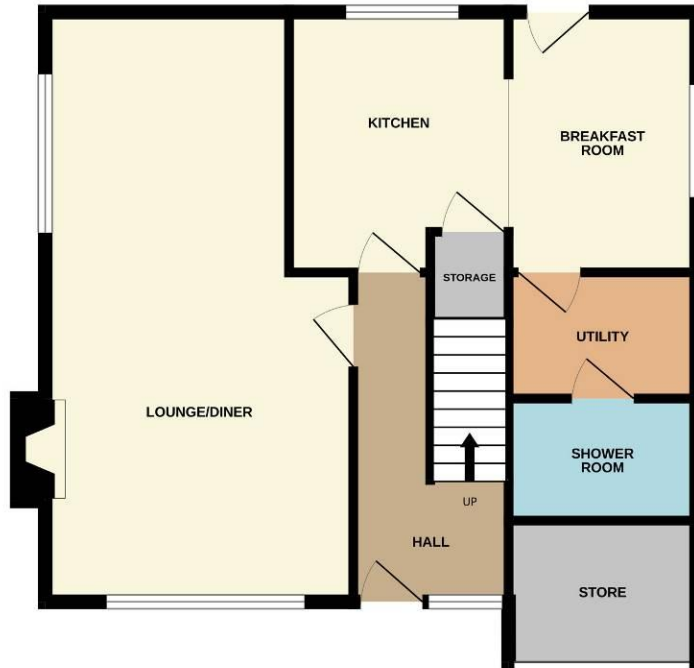
#### **AMENITIES**

Munro Medical Centre is a very short walk up the road and the centre of Spalding is within walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.

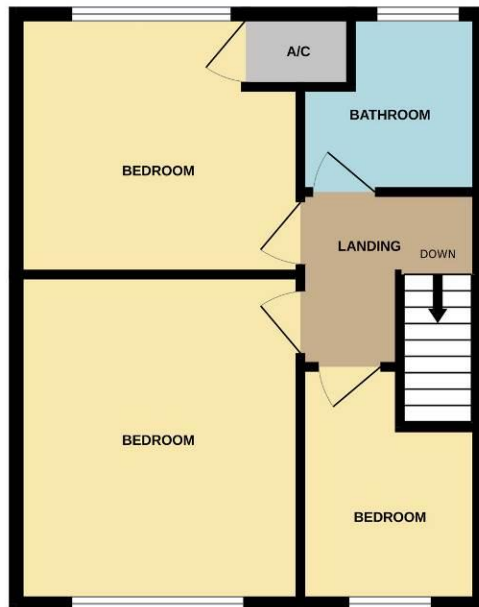




GROUND FLOOR



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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**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: S11977**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		