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## Boston House, 138 Winsover Road, Spalding, PE11 1HQ

**£475,000 Freehold**

- Character Features
- Four Double Bedrooms
- Four Reception Rooms
- Double Garage/Workshop
- Outline Planning Permission For Three Bedroom Detached House

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. No onward chain. Convenient town location.

SPALDING 01775 766766 BOURNE 01778 420406



## GENERAL INFORMATION

The property has been tastefully and sympathetically renovated with many original features, William Morris themed wall coverings, deep skirting boards, decorative coving etc. This can be only fully appreciated by a study of the photographs and then a full internal inspection.

## ACCOMMODATION

Elegant front entrance porch with glazed fan light depicting No. 138 opening into:

## PORCH AREA

Victorian tiled floor, a attractive part glazed inner door with leaded light panels and overhead obscure glazed fan light opening into:

## RECEPTION HALL

20' 3" x 6' 11" (6.18m x 2.12m) Victorian tiled floor, dado rail, deep skirting boards, decorative moulded coved cornice, pendant light fitting, staircase off, striped internal doors arranged off to:



## DRAWING ROOM

14' 11" x 14' 0" (4.56m x 4.27m) plus elegant bay window to the front elevation. Decorative coved cornice, ceiling rose with pendant light fitting, picture rail, dado rail, fireplace with ornamental surround, 3 wall lights.

## DINING ROOM

14' 11" x 13' 10" (4.55m x 4.24m) plus 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.

## SITTING ROOM

12' 11" 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 fitting, window overlooking the rear garden, radiator, further door leading into:

## REAR LOBBY

Understairs store cupboard, door returning to the main Reception Hall. Range of coat hooks, side window, ceiling light, door to:

## 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, La canche Range style cooker with electric and gas ovens and 5 burner gas hob, concealed cooker hood above, recessed ceiling lights, radiator, serving hatch, Granite worktops, Belfast sink, mixer tap.

From the Rear Lobby external entrance door and door leading into:

## UTILITY ROOM

7' 11" x 6' 9" (2.42m x 2.06m) Coved and textured ceiling, fluorescent strip light, single drainer stainless steel sink unit, fitted cupboards beneath, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine and space for tumble dryer, door to:

## CLOAKROOM

7' 10" x 2' 6" (2.41m x 0.77m) Pedestal wash hand basin, low level WC, half tiled walls, obscure glazed window.

Also from the Utility Room a doorway leading into:

## 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.

From the Reception Hall the elegant staircase rises to:

## SPLIT LEVEL FIRST FLOOR LANDING

6' 11" x 21' 3" (2.11m x 6.5m) overall Decorative coving, dado rail, co-ordinated decor, doors arranged off to:





### **BEDROOM 1**

14' 11" x 14' 0" (4.57m x 4.27m) Sash window to the front elevation, decorative coved cornice, ceiling rose with pendant light fitting, radiator.

### **BEDROOM 2**

14' 11" x 14' 0" (4.56m x 4.27m) Sash window to the front elevation, decorative coved cornice, ceiling rose with pendant light fitting, radiator, fitted double wardrobe with hanging rail.

### **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, anti-co floor, radiator, obscure glazed window.

### **BEDROOM 3**

13' 10" x 11' 10" (4.23m x 3.62m) Sash window to the rear overlooking the garden, decorative ceiling rose, corner wardrobe, radiator.

### **BEDROOM 4**

14' 0" x 11' 11" (4.28m x 3.65m) Sash window to the rear elevation, corner wardrobe, decorative ceiling rose, coved cornice, radiator.

From the Landing steps down to the:

### **REAR LANDING AREA**

Side window, decorative coved cornice, radiator, door to:

### **FEATURE MAIN BATHROOM**

#### **SHOWER ROOM**

9' 11" x 7' 11" (3.03m x 2.42m) Obscure glazed window, decorative coved cornice, ceiling rose, radiator with towel rail, large shower cabinet, low level WC, oval shaped hand basin set within Porcelanosa vanity storage unit with marble top and mixer tap and wall lights.

#### **BATHROOM**

With cast iron roll top bath with side mounted mixer tap and shower attachment, Porcelanosa vanity unit with oval shaped hand basin, mixer tap and range of cupboards and drawers beneath, wall lights, radiator/towel rail, triple aspect with obscure glazed windows to either side and the rear, radiator, tiled floor.



## EXTERIOR

The property occupies an established corner plot with a majority walled surround to the side and rear and to the Winsover Road frontage a low retaining capped brick wall with decorative wrought iron railings, brick gate posts, 2 wrought iron hand gates and an opening on to a concrete parking area with twin gates giving vehicular access to a gravelled area and raised paved parking area. The frontage of the property has a small lawn with established tree, hedgerow, plants and shrubs and a path to the front door. Extensive Indian stone patios, gravelled area adjacent to the rear entrance door with external sockets and outside taps and a further Indian stone raised patio with steps down to the garden. The main lawned garden is situated to the east side of the house flanked by a stocked border and brick wall to the outer boundary and beyond this is a further area of lawn with pathway, oak gazebo and seating area and timber shed.

This area has an **Outline Planning Consent** for a separate property with vehicular access from neighbouring Hereward Road and an incoming buyer may wish to develop the plot or alternatively retain further extensive gardens to be enjoyed by Boston House or potentially further parking for a motor home or caravan depending on requirements.

Returning to the vehicular access from Winsover Road having passed through the pair of gates and over the Indian stone patio area with central circular feature this leads to:

## LARGE GARAGE/WORKSHOP

26' 2" x 19' 4" (8.0m x 5.9m) Brick construction with a pitched slate roof, twin up and over doors plus personnel door, concrete floor, strip lights, power points. Potential loft space above.

## 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.

## AMENITIES

Local shops and schools are within easy walking distance as is the town centre which offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Spalding is also home to the Springfields Festival Gardens and Retail Outlet and has easy onwards access to Stamford, Peterborough, Boston, Kings Lynn along with the Lincolnshire and North Norfolk Coasts.

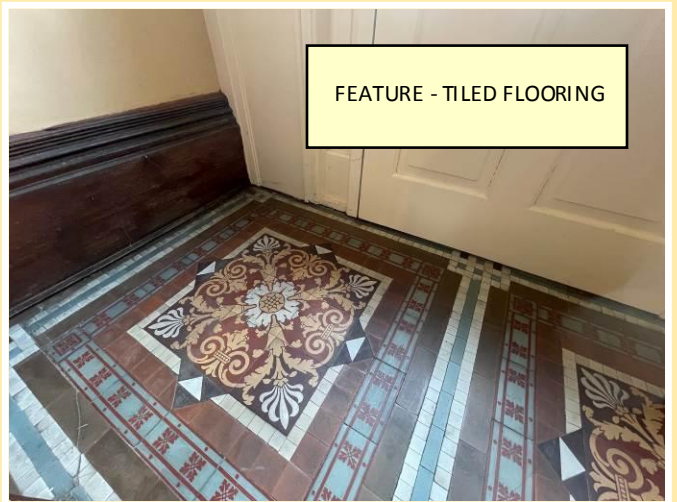








FEATURE - TILED FLOORING



FEATURE - TILED FLOORING



FEATURE - STAINED GLASS



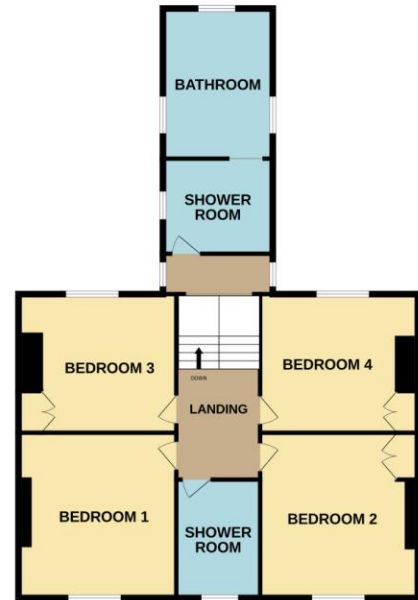
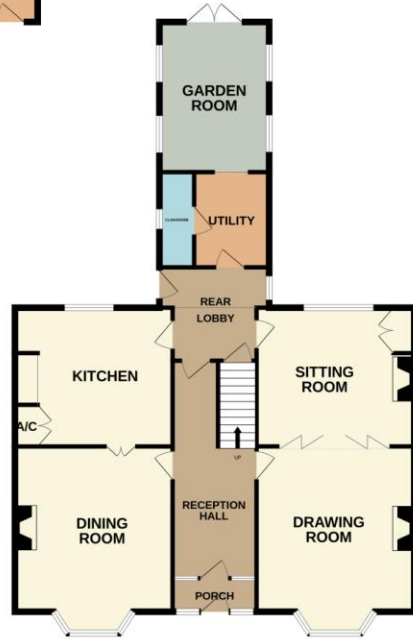
FEATURE - WOOD CARVING



# FLOOR PLAN (HOUSE)

GROUND FLOOR

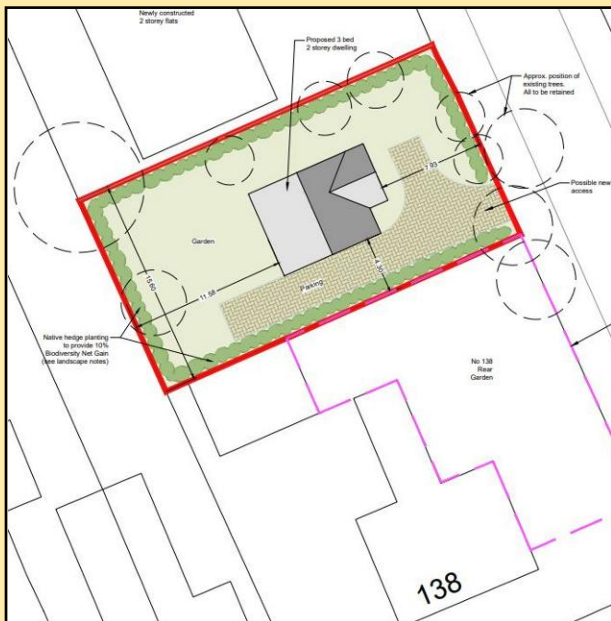
1ST FLOOR



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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# FLOOR PLAN (BUILDING PLOT)

Outline Planning Permission for a 3 Bedroom Detached House – Frontage Approx. 16 m Depth Approx. 29 m Planning Reference H16-0868-24



## EPC RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 49 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**TENURE:** Freehold

**SERVICES:** TBC

**COUNCIL TAX:** BAND TBC

### 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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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.

**Ref: S11857 (03 September 2025)**

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