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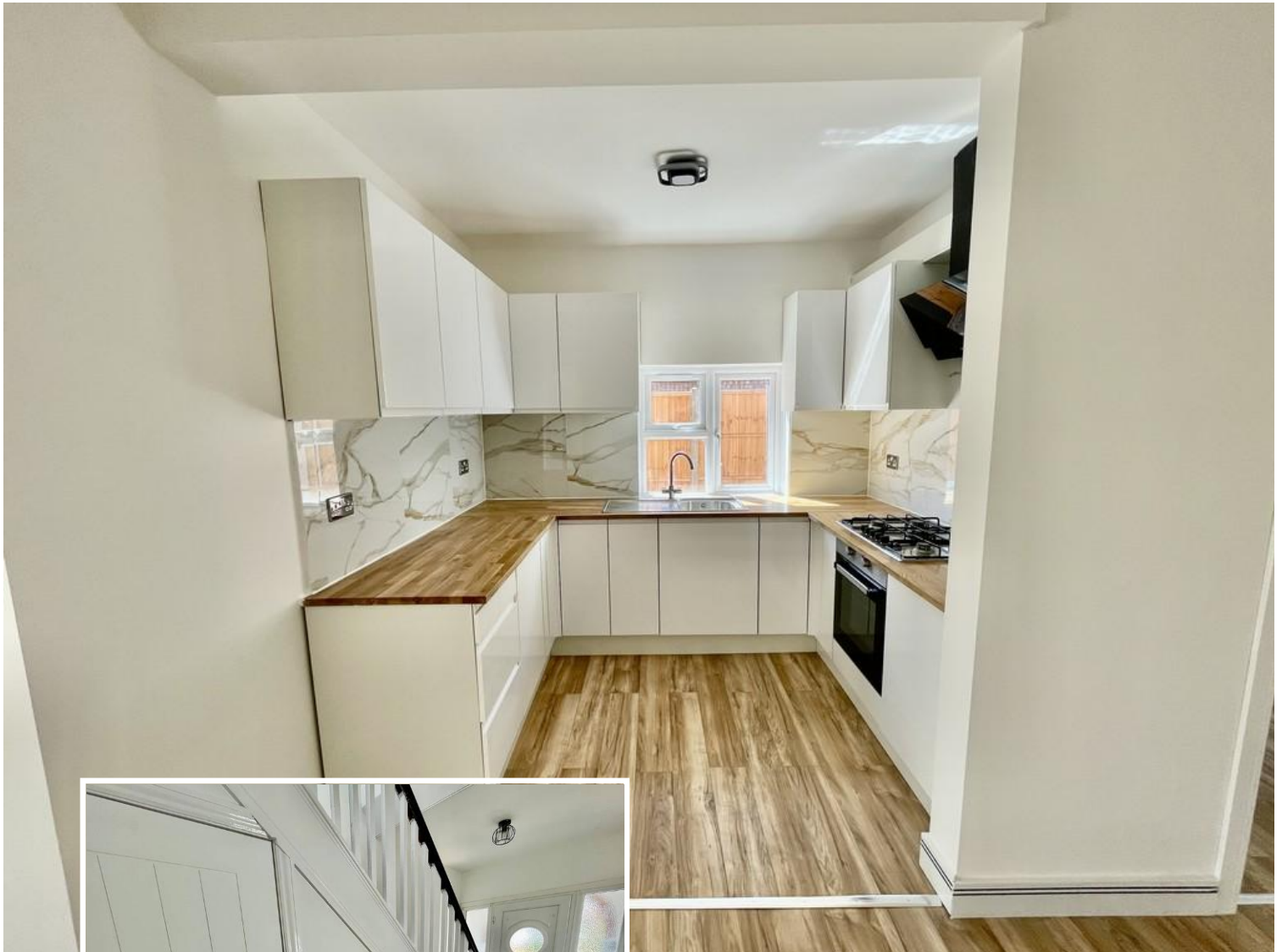
## 78 Halmergate, Spalding PE11 2EQ

**£250,000 Freehold**

- Superbly Presented
- Three Bedrooms
- Newly Fitted Bathroom
- Enclosed Rear Gardens
- Prime Location close to town

Superbly refurbished three bedroom semi-detached property situated in a prime location close to town with accommodation comprising of entrance porch, entrance hallway, reception room 1, open plan lounge/diner/kitchen, downstairs shower room, newly fitted upstairs bathroom. Must view to appreciate.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION** Paved pathways with open arch porch with tiled floor leading to an obscured UPVC double glazed door to the front elevation with matching UPVC double obscured windows to both side elevations leading into:

**ENTRANCE HALLWAY** 6' 0" x 13' 5" (1.84m x 4.10m) With fitted oak effect laminated flooring, centre light point, skimmed ceiling, single radiator, stairs leading off the first floor galleried landing. Understairs storage area containing Ideal Logic boiler, electric consumer unit and gas meter. Door off leading into:

**LOUNGE** 11' 9" x 15' 0" (3.60m x 4.58m) With UPVC double glazed bay window to the front elevation, skimmed ceiling with centre light point, fitted radiator, fitted oak effect laminated flooring coordinating from entrance hallway.



#### **OPEN PLAN LIVING/DINING/KITCHEN AREA**

**DINING AREA 12' 4" x 11' 10"** (3.78m x 3.62m) With skimmed ceiling, centre light point, radiator, fitted oak effect laminated flooring, opening into kitchen area.

**NEWLY FITTED KITCHEN AREA 7' 10" x 8' 10"** (2.40m x 2.71m) With UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, fitted with a wide range of base, eye level and drawer units with wood block worktops over, stainless steel inset sink with mixer tap, integrated Zanussi 5 gas ring hob with Cookology extractor hood over, integrated fan assisted oven. Via box opening into further lounge area.

**LOUNGE AREA 8' 11" x 13' 1"** (2.74m x 3.99m) With UPVC double glazed French doors to the rear elevation with 2 x UPVC double glazed windows to the side elevations with opening light windows, single radiator, fitted oak effect laminated flooring, total size of dining/living area is 6.81m x 5.64m.

**NEWLY FITTED SHOWER ROOM 3' 9" x 8' 11"** (1.16m x 2.72m) With obscure glazed UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, extractor fan, tiled plank flooring, fitted with a three piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, wall mirror over, aqua boarding, glass sliding doors fitted into shower cubicle with fitted thermostatic shower with rainfall shower head over and further shower attachment, plumbing and space for washing machine.

**FIRST FLOOR GALLERIED LANDING 7' 0" x 9' 9"** (2.14m x 2.99m) Skimmed ceiling with centre light point, loft access, UPVC double glazed window to the side elevation, door off leading into:

**NEWLY FITTED BATHROOM 6' 10" x 5' 10"** (2.10m x 1.79m) With obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, porcelain tiled walls, tiled ceramic plank effect flooring, fitted with a three piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, glass illuminated mirror over, fitted bath glass shower screen, fitted thermostatic shower over with rainfall shower head and further shower attachment.

**MASTER BEDROOM 10' 9" x 12' 7"** (3.29m x 3.85m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, fitted radiator.

**BEDROOM 2 10' 9" x 12' 0"** (3.29m x 3.68m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, single radiator.

**BEDROOM 3 6' 11" x 8' 6"** (2.13m x 2.60m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator.

**EXTERIOR** To the front of the property there is a dwarf brick wall opening on to the gravelled driveway which continues through double wrought iron gates to further parking offering multiple off-road parking

The property has all new fencing to both sides and to the rear elevation, recently seeded lawn to the rear with flagstone tiled patio area, outdoor lighting, outdoor tap.

**DIRECTIONS** From the centre of Spalding at High Bridge proceed along Church Street continue without deviation into Halmergate, proceed for a short distance and the property is situated on the right hand side.

**AMENITIES** The Historic town centre is within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south with access to the A1 and the east coast mainline (London Kings Cross 48 minutes)





While every effort has been made to ensure the accuracy of the above information, the seller and the agent accept no responsibility for any errors or omissions. The plans are for illustrative purposes only and should not be relied upon for any purpose. The services, systems and equipment shown here are not guaranteed and no guarantee is given for their operation or efficiency at the time of sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage. Gas central heating.

**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: S12005**

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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