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47 Love Lane, Spalding, Lincolnshire, PE11 2PG

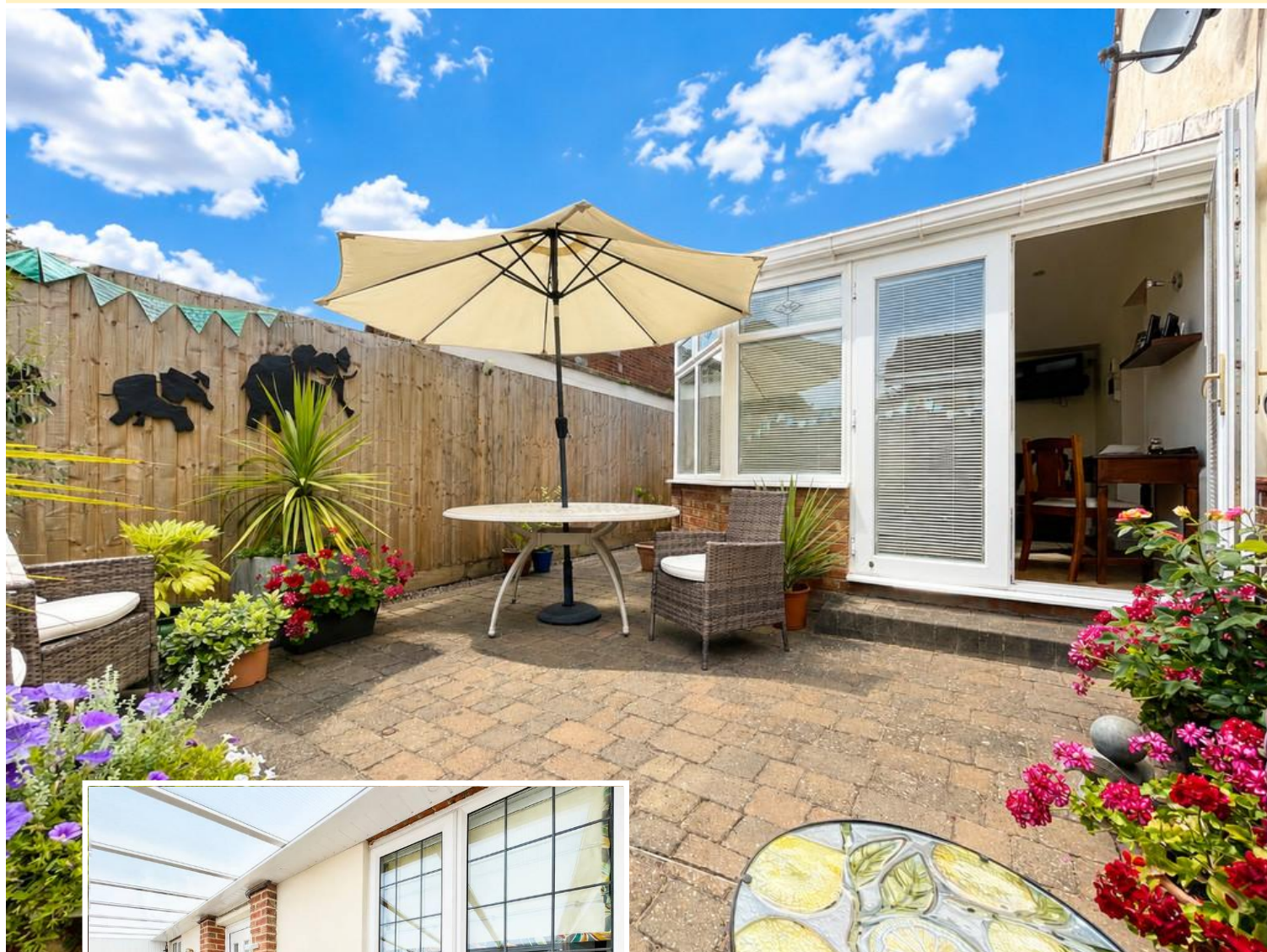
£325,000 Freehold

- Detached Chalet Style Property
- 3 Double Bedrooms
- UPVC Conservatory
- Situated Close to Town and Ayscoughfee Gardens
- 2 Shower Rooms

Beautifully presented detached chalet situated close to the town centre and Ayscoughfee Gardens. Entrance hallway, lounge, ground floor bedroom, kitchen diner, utility room and shower room to the ground floor; 2 bedrooms and shower room to the first floor. Courtyard style garden, multiple off-road parking.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

ENTRANCE HALLWAY

6' 3" x 16' 6" (1.91m x 5.05m) Obscured leaded UPVC double glazed window to the side elevation, skimmed and coved ceiling, 2 centre light points, 2 double radiators, BT point, staircase rising to the first floor, smoke alarm, oak effect laminate flooring, understairs storage cupboard with hanging rail and shelving, door to:

LOUNGE

11' 8" x 16' 6" (3.58m x 5.05m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, double radiator, TV point, fitted gas log effect fire set on marble hearth.

From the Entrance Hallway a door leads into:



SHOWER ROOM

7' 8" x 6' 3" (2.35m x 1.93m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, plank effect laminate flooring, double radiator, fitted wall mirror, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and storage cupboards to the side, walk-in double shower endosure with fitted Mira shower over.

From the Entrance Hallway a door leads into:

BEDROOM 1

10' 7" x 15' 1" (3.23m x 4.62m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, double radiator, oak effect laminate flooring, bedroom furniture comprising 3 double wardrobes, 5 drawer chest and 2 bedside cabinets.

From the Entrance Hallway a door leads into:

DINING AREA

10' 5" x 11' 8" (3.20m x 3.57m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, oak effect laminate flooring, 2 single radiators, double radiator, square arch into:

KITCHEN AREA

10' 11" x 10' 11" (3.33m x 3.33m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, oak effect laminate flooring, recently refitted with a wide range of base, eye level and drawer units, work surfaces over, splashbacks, inset one and a quarter bowl sink with mixer tap, integrated appliances including double stainless steel fan assisted oven, Induction ceramic hob, extractor hood, larder refrigerator, freezer and dishwasher, 2 built-in carousel units.

From the Dining Area a glazed door leads into:

CONSERVATORY

3.70m x 3.66m, dwarf brick wall and UPVC construction with UPVC double glazed windows to the rear and side elevations, UPVC double glazed French doors to the side elevation, oak effect laminate flooring, vaulted ceiling, inset LED lighting, TV point, double radiator, fitted wall lights.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

4' 0" x 11' 3" (1.24m x 3.45m) Skimmed ceiling, centre light point, smoke alarm, porthole window, wall light, large storage cupboard off with hanging rail and recently refitted hot water cylinder, further storage cupboard off, storage into eaves, door to:

BEDROOM 2

9' 11" x 11' 1" (3.03m x 3.39m) UPVC double glazed window to the rear elevation, centre light point, access to loft space, radiator, shelving.

BEDROOM 3

9' 1" x 9' 11" (2.79m x 3.04m) UPVC double glazed window to the front elevation, centre light point, radiator.



SHOWER ROOM

5' 2" x 5' 9" (1.59m x 1.77m) Centre light point, part tiled walls, oak flooring, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks with mirror and lighting over, fitted shower cubicle with fitted Mira Sport shower.

EXTERIOR

Brick wall to the front elevation with double wooden gates accessing the block paved driveway. Extensive gravelled area, pathways, external sockets, leading to:

CARPORT

Leading on to:

GARAGE

9' 8" x 14' 7" (2.97m x 4.45m) With roller door (recently fitted), skimmed ceiling, centre strip lighting, access to loft space, power points. Fire door into the Utility Room.

UTILITY ROOM

4' 11" x 5' 7" (1.51m x 1.72m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, tiled flooring, fitted eye level unit and worktop, plumbing and space for washing machine, space for tumble dryer, wall mounted Ideal Logic gas boiler, carbon monoxide detector, door into:

CLOAKROOM

2' 9" x 5' 0" (0.86m x 1.53m) Skimmed ceiling, centre light point, extractor fan, tiled flooring, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps and tiled splashbacks.

COURTYARD STYLE GARDEN

External lighting, cold water tap, block paved with fenced boundaries to the side and rear elevations.

DIRECTIONS

From the High Bridge in the centre of town proceed alongside the River into Cowbit Road, take a left hand turning into Love Lane where upon the property is situated after a short distance on the right hand side.

AMENITIES

Along with being close to the historic Ayscoughfee Hall and Gardens, the property is within easy walking distance of the town centre with all its associated amenities and Spalding High School and Grammar School. Along with a wide variety of shops, banks, public houses, primary and secondary schools, Spalding has bus and railway stations along with the innovative water taxi service and Springfields Retail Outlet/Festival Gardens.

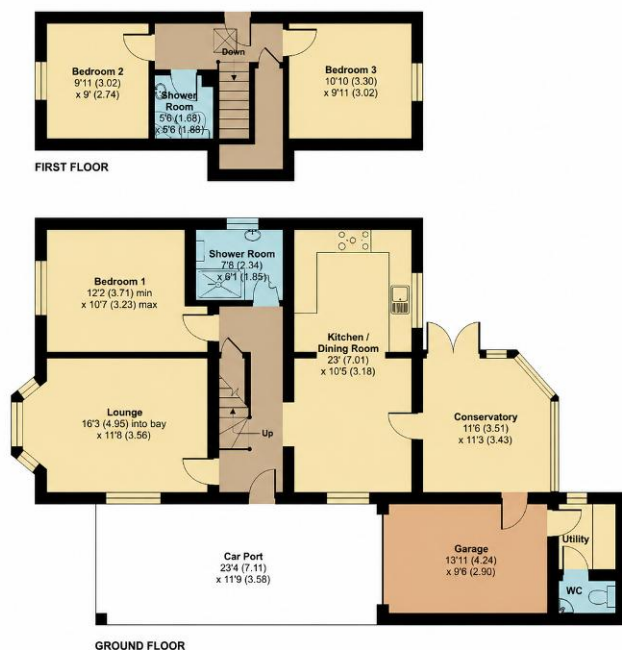
Peterborough is approximately 18 miles to the south and has a high-speed rail link to London's Kings Cross minimum journey time 50 minutes.







FLOOR PLAN



3D VIRTUAL VIDEO TOURS
POWERED BY MATTERPORT

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

TENURE: Freehold

SERVICES: TBC

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: S12082 (15 July 2026)

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

www.longstaff.co.uk