

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



42 Cley Hall Drive, Spalding, Lincolnshire, PE11 2EB

Guide Price £450,000 Freehold (To be Confirmed)

- Superb Location
- Mature Walled Gardens
- Contemporary Fittings
- Ample Parking
- Versatile Accommodation

Elegant spacious contemporary detached house in favoured location convenient for all amenities. Delightfully proportioned accommodation including 3/4 bedrooms, 2 en-suites and bathroom. Reception hall, sitting room, dining room/bedroom 4, living/dining/family kitchen, cloakroom and utility room. Established walled gardens.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Pair of contemporary composite front entrance doors opening into:

ENTRANCE PORCH

9' 7" x 4' 2" (2.93m x 1.28m) Natural stone flooring, exposed brick work, wall light, glazed double doors opening into:

SPACIOUS RECEPTION HALL

18' 11" x 10' 8" (5.77m x 3.26m) Tile effect flooring, modern bespoke timber and glass staircase off, recessed ceiling lights, smoke alarm, security alarm control panel, full height 4 panel picture window to the rear elevation, attractive timber doors arranged off to:



SITTING ROOM

20' 2" x 13' 2" (6.15m x 4.02m) Contemporary fireplace, hard wood effect flooring, recessed ceiling lights, attractive multi pane glazed window with integrated glazed door to the rear elevation.

CLOAKROOM

5' 7" x 4' 7" (1.71m x 1.40m) Two piece suite comprising low level WC with concealed cistern and push button flush, hand basin with mixer tap, store cupboard beneath, glazed medicine cabinet, storage cabinet, tiled floor, ceiling light, extractor fan.



DINING ROOM/BEDROOM 4

13' 5" x 12' 0" (4.10m x 3.67m) Wooden herringbone flooring, window to the front elevation, ceiling light, 2 wall lights, door to:

WALK-IN STORE

8' 1" x 5' 10" (2.47m x 1.79m) maximum. Recessed ceiling lights.

In the agent's opinion this could potentially be converted into a shower room (backing on to the existing cloakroom) to provide en-suite facilities for this potential 4th bedroom.



KITCHEN/DINER/FAMILY ROOM

34' 5" x 11' 4" (10.5m x 3.46m) maximum

KITCHEN AREA

Range of modern units comprising base cupboard, drawers, carousel, integrated refuse bin, dishwasher, slide out storage racks, integrated Liebherr refrigerator, built-in Miele twin electric ovens, matching eye level wall cupboards with under lighters, Miele gas hob including large burner and adjacent hot plate, concealed multi speed cooker hood above, recessed ceiling lights, dual aspect with windows to the front and side elevations, smoke alarm, ceramic floor tiles.

DINING AREA

Ceramic floor tiles, opening into:

FAMILY ROOM

Integrated log burner, ceramic floor tiles, windows to the rear elevation, glazed doors opening on to the patio, recessed ceiling lights.



UTILITY ROOM

9' 1" x 8' 1" (2.79m x 2.47m) Fitted worktops, ceramic floor tiles, single drainer stainless steel sink unit with mono block mixer tap, eye level wall cupboards, plumbing and space for washing machine, space for tumble dryer, integrated fridge freezer, utilities cupboard, external entrance door, personnel door to the garage.



From the Reception Hall the contemporary timber and glazed staircase rises to:



FIRST FLOOR LANDING

9' 7" x 10' 7" (2.93m x 3.25m) minimum Recessed ceiling lights, smoke alarm, pair of glazed doors opening on to:

BALCONY

Decking, chrome and glazed side panel. The delightful balcony affords views of the rear garden.

MASTER BEDROOM

17' 3" x 11' 4" (5.28m x 3.47m) overall Window to the rear elevation, radiator, recessed ceiling lights.

DRESSING ROOM AREA

Included within the room measurement. Large fitted wardrobe and shelving, sliding pocket door to:

EN-SUITE BATHROOM

11' 3" x 5' 4" (3.44m x 1.65m) Panelled bath, walk-in shower area, low level WC with push button flush and concealed cistern, hand basin with mixer tap, range of store cupboards and drawers, fully tiled walls, tiled floor, shaver point, recessed ceiling lights, vertical radiator/towel rail, obscure glazed window.

BEDROOM 2

13' 2" x 10' 0" (4.03m x 3.05m) Window to the rear elevation, radiator, recessed ceiling lights, wardrobe unit, sliding pocket door to:

EN-SUITE SHOWER ROOM

9' 10" x 2' 10" (3.02m x 0.87m) Shower cubicle with wall tiling, spacesaver hand basin with mono block mixer tap and store cupboard beneath, low level WC with push button flush and concealed cistern, vertical radiator/towel rail, recessed ceiling lights, extractor fan, obscure glazed window, shaver point.

BEDROOM 3

13' 3" x 9' 8" (4.04m x 2.95m) Window to the front elevation, radiator, range of fitted wardrobes, recessed ceiling lights.

From the Landing a pocket door leads to:

BATHROOM

9' 7" x 5' 6" (2.94m x 1.68m) Panelled bath with glazed screen and shower over, low level WC with push button flush and concealed cistern, hand basin with mixer tap, range of store cupboards and drawers, fully tiled walls, extractor fan, recessed ceiling lights, vertical radiator/towel rail, obscure glazed window.





Also from the Landing a door leads to a Half Staircase which rises into:

LARGE WALK-IN LOFT STORAGE AREA

Electric light.

EXTERIOR

'In and out' driveway with low retaining capped brick wall, stocked borders, multiple parking and access to:

INTEGRAL GARAGE

18' 6" x 8' 10" (5.64m x 2.70m) Electric roller style door, 2 strip lights, power points, external and internal personnel doors, loft storage space (with fold out wooden ladder and housing the gas central heating boiler). Side window, fuse box.

Cold water tap, external electric lights. Lockable gated access to either side of the property leading round to:

ESTABLISHED WALLED GARDENS

South facing with shaped lawn, extensive paved patio areas, pergola with seating area, brick walls to the side and rear boundaries with garden lights, useful modern brick store and:

SUMMERHOUSE

13' 1" x 9' 10" (4.00m x 3.00m) maximum. Triangular in shape with part glazed doors and adjacent windows.

DIRECTIONS

From the centre of town at the High Bridge proceed along Church Street, veer left into Halmergate and take the third left hand turning into Cley Hall Drive. Where upon the property is situated on the left hand side.

AMENITIES

Local shops and schools along with the town centre are all within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.









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.
Made with Metropix C320

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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 E

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12029

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.com

www.longstaff.com