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45 St Thomas' Road, Spalding PE11 2XT

Guide Price £265,000 Freehold

- Close to Town Centre
- 3 Double Bedrooms
- Large Breakfast Kitchen
- 2 Storey Coach House Ideal for Workshop/Studio
- Generous Gardens

Spacious detached Victorian town house with hallway, 2 reception rooms, large breakfast kitchen and shower room to the ground floor; 3 double bedrooms and a bathroom on the first floor, generous sized gardens, off-road parking, two-storey former Coach House (useful storage). Gas central heating and majority UPVC windows. Close to town centre and all associated amenities. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Through the part glazed front entrance door to:

ENTRANCE PORCH

5' 5" x 3' 3" (1.67m x 1.00m) Full height wall panelling, panelled ceiling, obscure glazed inner door to:

RECEPTION HALL

16' 2" x 5' 4" (4.95m x 1.64m) maximum including staircase. Fitted carpet, radiator, 2 ceiling lights, door to:

SITTING ROOM

12' 8" x 12' 1" (3.88m x 3.70m) plus bay window with half height Venetian blinds. Wood grain effect flooring, fireplace with modern log burner, shelved alcoves with





store cupboards, picture rail, ceiling light, Victorian style radiator, square arch to:

DINING ROOM

13' 1" x 10' 8" (4.01m x 3.27m) Fitted carpet, radiator, sash window to the rear elevation with roller blind, arched window to the side elevation, ceiling light, picture rail, stylish fireplace.

GROUND FLOOR SHOWER ROOM

11' 6" x 4' 9" (3.53m x 1.46m) Modern fitments including 1700mm shower enclosure with half glazed door, retro style tiling, over head sprinkler, pedestal wash hand basin, low level WC, tile effect vinyl floor covering, recessed ceiling lights, old school radiator with towel rail, extractor fan.

FITTED BREAKFAST KITCHEN

21' 11" x 11' 5" (6.69m x 3.50m) Central island with granite style worktop, integrated drainer, one and a quarter bowl sink unit and adjustable mono block mixer tap, worktops with a range of fitted drawers beneath, electric double oven, 4 burner gas hob, multi speed cooker hood with metro style wall tiling, integrated fridge freezer, wood grain effect vinyl floor covering, pendant light fitments, recessed ceiling lights, 2 UPVC windows to the side elevation, glazed external entrance door, radiator, door to:

WALK-IN PANTRY/UTILITY ROOM

11' 9" x 4' 11" (3.60m x 1.51m) Ceiling light, plumbing and space for washing machine, fitted shelving and store cupboards.

From the Reception Hall the carpeted return staircase rises to:

UPPER FIRST FLOOR LANDING

Access to loft space, ceiling light, sash window to the side elevation, doors arranged off to:

BEDROOM 1

16' 8" x 12' 2" (5.10m x 3.72m) measured into the alcoves. 2 radiators, 2 UPVC sash style windows to the front elevation, ceiling light.

BEDROOM 2

12' 4" x 10' 8" (3.77m x 3.27m) UPVC sash style window to the rear elevation, old school radiator, ceiling light, fitted clothes rail.

LOWER FIRST FLOOR LANDING

10' 2" x 5' 11" (3.11m x 1.82m) maximum Accessed from the Half Landing. UPVC window to the side elevation, fitted carpet, ceiling light, doors arranged off to:

BEDROOM 3

11' 2" x 12' 0" (3.42m x 3.66m) UPVC window to the side elevation, radiator.



FIRST FLOOR BATHROOM

7' 4" x 9' 11" (2.25m x 3.03m) maximum Roll top bath with ball and claw feet, side mounted mixer tap and shower attachment, low level WC, pedestal wash hand basin, metro style tiling to a half height level, Velux style window, extractor fan, recessed ceiling lights, heated towel rail.

EXTERIOR

To the front of the property there is a small gravelled area with inset plants, capped brick wall to the front boundary, hand gate accessing the main entrance door. Gated concrete driveway with off-road parking, electric car charge point and access to:

TWO-STOREY FORMER COACH HOUSE

GROUND FLOOR

14' 5" x 9' 1" (4.40m x 2.79m) Twin entrance doors, power and lighting, rear window, side personnel door, concrete floor, internal staircase to:

BOARDED FIRST FLOOR STORAGE AREA

In the agent's opinion useful for motorbike, lawnmower, bicycles, garden furniture etc or as a small workshop/studio.

Between the house and the corner of the Coach House a gated access leads to:

ESTABLISHED REAR GARDENS

Of generous dimensions for a town property, walled to the side and rear with extensive lawned areas and large patio areas. External sensor lights. To the rear of the house is:

FORMER GARDEN ROOM/STORE

13' 9" x 10' 9" (4.2m x 3.3m) Accessed from the kitchen, with a separate external door. Timber brick and weatherboard construction. Formerly used as a garden room and currently providing useful storage, although it would benefit from refurbishment.

SERVICES

Mains water, electricity and drainage. Gas central heating.



DIRECTIONS

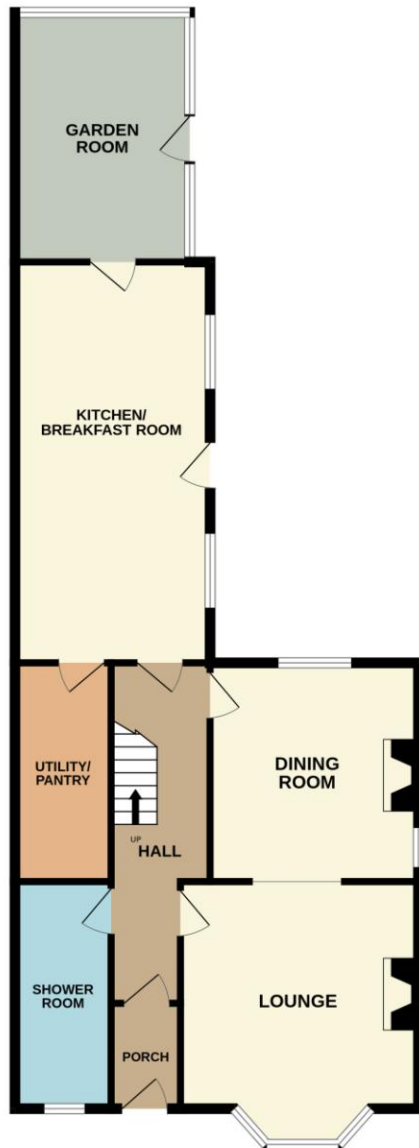
From the centre of town proceed in a westerly direction along Winsover Road, taking a left hand turn at the first set of traffic lights into St Thomas' Road. Proceed for around 300 yards and the property is situated on the left hand side.

AMENITIES

The town centre with all associated amenities is within easy walking distance. Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with Grammar and High schools and bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 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 Mains water, electricity and drainage. Gas central heating.

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: S12094

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		