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4a Church Street, Spalding, Lincolnshire, PE11 2PB

£499,995 Freehold

- Close to Town Centre, Secondary and Primary Schools
- Gas Central Heating
- Multiple Off-Road Parking
- 2 En-Suites and Family Bathroom
- Open Plan Living Area

A rare opportunity to acquire such a substantial residence situated close to the town centre. Gated off-road parking with attractive driveway and detached double garage, low maintenance rear garden. Accommodation comprising 2 reception rooms, sunroom, study, kitchen diner, 3 double bedrooms, 2 with en-suites and a family bathroom.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Open storm porch and through a wooden glazed door with matching wooden obscured double glazed panels to both sides leading into:

ENTRANCE HALLWAY

UPVC double glazed window to the front elevation, coved ceiling, decorative ceiling rose, 2 centre light points, engineered solid oak flooring, double radiator, solid oak sweeping staircase leading to the first floor, storage cupboard off housing alarm controls and coat rail. Door into:

CLOAKROOM

3' 11" x 6' 7" (1.20m x 2.03m) Obscured Georgian style UPVC double glazed window to the front elevation,



coved and textured ceiling, centre light point, part tiled walls, tiled flooring, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below.

From the Entrance Hallway solid oak glazed door leading into:

FORMAL DINING ROOM

11' 6" x 12' 10" (3.52m x 3.93m) 2 Georgian style UPVC double glazed windows to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, engineered oak flooring, TV point, double oak doors with matching oak side panels to both sides leading into Lounge.

From the Entrance Hallway a solid oak glazed door into:

STUDY

9' 1" x 12' 9" (2.77m x 3.90m) 2 Georgian style UPVC double glazed windows to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, double wall light, radiator, BT point, engineered oak flooring.

From the Entrance Hallway a solid oak glazed door leads into:

KITCHEN DINER

17' 2" at the widest point x 15' 1" (5.24m at the widest point at the widest point x 4.60m) Skimmed and coved ceiling, inset LED lighting, 2 radiators, tiled flooring, UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the side elevation, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset Belfast sink with swan mixer tap, granite worktops, granite drainer, integrated appliances including Bosch dishwasher, larder refrigerator, larder freezer, Bosch washing machine and Beko tumble dryer, freestanding Rangemaster cooker with gas hob and double electric oven with hot plates, Rangemaster canopy extractor hood over, under cabinet lighting, central heating controls. Square arch into:

SUN ROOM

10' 10" x 14' 4" at the widest point (3.31m x 4.37m at the widest point) UPVC double glazed bay window to the side and rear elevations, textured ceiling, inset downlighters, tiled flooring, BT point, TV point, double radiator, double oak glazed doors leading into Lounge.

From the Entrance Hallway solid oak glazed door into:

OPEN PLAN LIVING AREA

23' 9" x 23' 3" (7.26m x 7.10m) UPVC double glazed bay window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, 4 centre light points, decorative ceiling rose, 4 double wall lights, 3 double radiators, TV point, telephone point, feature Inglenook fireplace with central open log effect gas fire, solid engineered oak flooring, porthole style window.



From the Entrance Hallway the sweeping solid oak staircase rising to:

FIRST FLOOR GALLERIED LANDING

11' 11" x 12' 8" (3.65m x 3.88m) Coved and textured ceiling, decorative ceiling rose, centre light point, Georgian style UPVC double glazed window to the front elevation, smoke alarm, access to loft space, centre light point, radiator, solid oak storage cupboard off housing hot water cylinder with slatted shelving, solid oak door into:

FAMILY BATHROOM

7' 6" x 9' 9" (2.30m x 2.98m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, shaver point, illuminated mirror, fitted with a three piece suite comprising low level WC, wash hand basin with taps, roll top bath with claw feet with central mixer tap and telephone shower mixer.



BEDROOM 3

9' 10" x 9' 1" (3.02m x 2.78m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off housing Worcester gas combination boiler with slatted shelving.

BEDROOM 2

9' 3" x 15' 3" (2.84m x 4.67m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, vinyl plank effect flooring, storage cupboard off with hanging rail and shelving.



EN-SUITE

6' 0" x 6' 5" (1.85m x 1.98m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and wall mirror over, fully tiled shower cubicle with fitted thermostatic shower over.

MASTER BEDROOM

23' 5" x 23' 10" (7.14m x 7.28m) Could easily be converted back into 2 bedrooms. UPVC double glazed window to the rear elevation, 2 Georgian style UPVC double glazed windows to the front elevation, coved and textured ceiling, 3 centre light points, 2 wall lights, 3 radiators, built-in wardrobes into recess with hanging rail and shelving, 3 built-in wardrobes (two single and one double), solid oak door into:





EN-SUITE

10' 9" x 13' 5" (3.28m x 4.11m) Obscured UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, fully tiled walls, tiled flooring, double radiator, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, light, shaver point and storage cupboards above, bath with mixer tap, walk-in shower enclosure with fitted thermostatic shower over.

EXTERIOR

Wrought iron railings with double wrought iron electric gates. The front garden is laid to lawn with a wide range of mature shrub and tree borders, original brick wall to the side elevation. Extensive block paved driveway providing multiple off-road parking. Extensive lighting, cold water tap.

The rear garden has a flagstone patio area, raised brick borders with shrubs. Lantern lighting, power points.

DETACHED BRICK DOUBLE GARAGE

16' 2" x 17' 2" (4.95m x 5.25m) Power and strip light, storage into eaves, power points.

DIRECTIONS/AMENITIES

4a Church Street is situated on the north side of Church Street overlooking the Parish Church and is within a few 100m's of the town centre and High Bridge. Ideally situated for walking to the local grammar and secondary schools. Ayscoughfee Hall and Gardens are also within a stone's throw.













FLOOR PLAN

GROUND FLOOR



1ST FLOOR



EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

TENURE Freehold

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

COUNCIL TAX BAND F

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.

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