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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Lowlands, 6 Neville Avenue, Spalding PE11 2EH

**£325,000 Freehold**

- Popular Location
- Superbly Presented Accommodation
- Good Sized Gardens
- Outbuildings
- Gas Central Heating (New Boiler 2022)

Delightful character property in sought after location convenient for local schools and the town centre. Well appointed throughout. Driveway, garage and attractive established south westerly facing mature gardens with summer house/potential work from home office. 3 bedrooms, 2 reception rooms.

SPALDING 01775 766766 BOURNE 01778 420406

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



### **ACCOMMODATION**

Through the front entrance door with attractive coloured leaded light panel and similar side panel to:

### **ENTRANCE HALL**

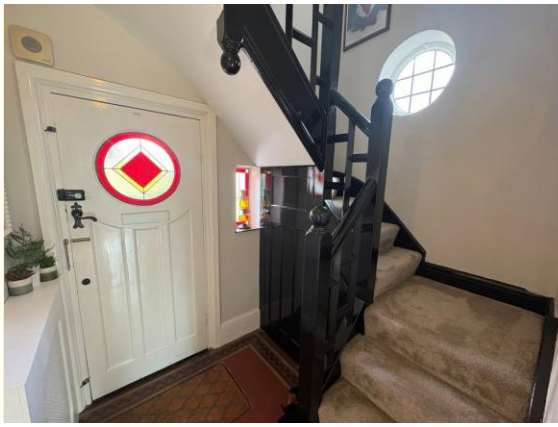
Quarry tiled floor, staircase off, understairs store cupboard, radiator with fretwork cover, door to:

### **LOUNGE**

14' 8" x 12' 11" (4.48m x 3.95m) maximum measured into the alcoves. Fireplace with coal effect gas fire, decorative surround, tiled hearth, fitted TV shelf, decorative covered cornice, picture rail, ceiling rose with pendant light fitment, bay window to the front elevation with leaded light upper lights (included within the room measurement), radiator, arch to:

### **DINING ROOM**

10' 3" x 10' 9" (3.14m x 3.28m) Decorative covered cornice, picture rail, ceiling rose with pendant light fitment, 2 radiators, telephone point.



### **FITTED BREAKFAST KITCHEN**

12' 11" x 12' 11" (3.95m x 3.95m) Range of modern shaker style units comprising base cupboards and drawers beneath the worktops with inset Belfast sink with mono block mixer tap, integrated and pull out iron board, glazed display cabinets, eye level wall cupboards, plate rack, Range style cooker, integrated Bosch dishwasher, decorative ceiling rose with pendant light fitment, UPVC rear window, half glazed UPVC external entrance door, TV point, tiled hearth, 2 radiators, telephone point.

From the Reception Hall the carpeted return staircase leads via a:

### **HALF LANDING**

Porthole style leaded light window and rises to:

### **FIRST FLOOR LANDING**

Access to loft space, ceiling light, doors arranged off to:

### **BEDROOM 1**

13' 0" x 13' 1" (3.98m x 4.00m) maximum UPVC window to the rear overlooking the garden, decorative ceiling rose with pendant light fitment, TV aerial lead, telephone point, radiator, comprehensive range of modern fitted furniture comprising numerous wardrobes and chest of drawers.

### **BEDROOM 2**

12' 5" x 12' 4" (3.79m x 3.77m) Picture rail, ceiling light, window to the front elevation with leaded light upper lights, TV aerial lead, 2 fitted double wardrobes, useful storage drawers.

### **BEDROOM 3**

10' 2" x 5' 0" (3.12m x 1.54m) plus door recess UPVC window to the rear elevation, picture rail, ceiling light.

### **BATHROOM**

7' 0" x 5' 3" (2.15m x 1.61m) Fully tiled walls, three piece suite comprising corner Jacuzzi bath with shower over and glazed screen, bracket hand basin with mixer tap, low level WC with push button flush and concealed cistern, integrated storage cupboard, ceiling light, vertical radiator/towel rail, obscure glazed UPVC window.

### **WASH ROOM**

Two piece suite comprising low level WC and small bracket hand basin, obscure glazed window, half tiled walls, wall light.



## **EXTERIOR**

Privet hedge to the front boundary, gravelled driveway, gravelled frontage providing extra parking, block paved pathway and:

## **GARAGE**

15' 1" x 9' 6" (4.6m x 2.9m) Up and over door, pitched roof, power and lighting.

A gate between the house and the garage leads through to:

## **ESTABLISHED REAR GARDENS**

Including, attached to the rear of the house,

## **RANGE OF OUTHOUSES**

Including:-

## **USEFUL STORE CUPBOARD**

With shelving and electric light.

## **CLOAKROOM**

Two piece suite comprising low level WC and corner bracket hand basin, radiator.

## **LAUNDRY/UTILITY ROOM**

9' 4" x 6' 1" (2.87m x 1.87m) Plumbing and space for washing machine, further appliance space, wall mounted gas fired central heating boiler, power and lighting, integrated store shed.

Delightful gardens including established shaped lawns, extensive stocked borders with a variety of shrubs, plants, flowers and bushes, small circular sunken pond, store shed, stepping stone pathway, large paved patio and, situated to the rear:-

## **SUMMERHOUSE/POTENTIAL WORK FROM HOME OFFICE**

14' 4" x 10' 5" (4.39m x 3.20m) Timber clad construction with pitched roof, power and lighting and TV aerial.



## **DIRECTIONS**

From the High Bridge in the centre of town proceed into Church Lane follow the left hand bend into Halmergate proceed without deviation taking the fourth right hand turning just before the zebra crossing into Neville Avenue. The property is situated on the right hand side.

## **AMENITIES**

Local schools and the town centre within easy walking distance. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with 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 47 minutes.



Ground Floor



1 St Floor



**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage. Gas central heating (new boiler 2022)

**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: S10805**

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		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		