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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Dovehirne, 34 Halmergate, Spalding PE11 2DT

- Individual Detached House
- Corner Plot Location with Established Gardens
- Spacious 3 Bedroomed Accommodation
- Convenient for Spalding Town Centre
- Requires Some Updating and Modernisation

£325,000 Freehold

Individual detached house in popular location close to Spalding town centre. Partial gas central heating (dated boiler) and night storage heaters., UPVC windows. Reception hall, sitting room, conservatory/garden room, dining room, kitchen, walk-in pantry, boiler/utility room and cloakroom , 3 bedrooms and bathroom. No onward chain. Viewing highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Part obscure glazed UPVC front entrance door opens into:

RECEPTION HALL

12' 2" x 5' 11" (3.73m x 1.82m) Including stairwell. Night storage heater, ceiling light, staircase off, door to:

SITTING ROOM

13' 5" x 19' 2" (4.09m x 5.86m) maximum Dual aspect with UPVC window to the front elevation and traditional French doors opening into the Conservatory/Garden Room. Ceramic tiled fireplace with raised hearth and open grate, night storage heater, radiator, coved cornice, decorative ceiling rose, ceiling light.

CONSERVATORY/GARDEN ROOM

19' 2" x 7' 9" (5.86m x 2.37m) maximum Mono pitched roof, external entrance door, sliding patio doors opening on to the south facing garden with adjacent picture windows.



CLOAKROOM

5' 11" x 4' 4" (1.82m x 1.33m) Two piece suite comprising low level WC and bracket hand basin, obscure glazed UPVC window, ceiling light, understairs store cupboard.

From the main Reception Hall direct access into:

FURTHER HALLWAY

11' 2" x 3' 10" (3.42m x 1.19m) Radiator, UPVC window to the front elevation, coved cornice, door to:

DINING ROOM

10' 5" x 12' 8" (3.19m x 3.88m) UPVC window to the rear elevation, coved cornice, ceiling light, radiator, serving hatch.

KITCHEN

12' 6" x 8' 0" (3.82m x 2.45m) plus large door recess. Single drainer one and a quarter bowl stainless steel sink unit with mixer tap, cupboards and drawers beneath the worktops with intermediate wall tiling, eye level wall cupboards, plumbing and space for slim line dishwasher, space for cooker with fitted cooker hood, further appliance space, eye level wall cupboards, UPVC window to the rear elevation, 4 way adjustable ceiling spotlight fitment.

WALK-IN PANTRY

6' 2" x 4' 7" (1.88m x 1.42m) minimum Shelving, ceiling light, shelved storage cupboard, small obscure glazed window.

Also from the Kitchen door to:

REAR LOBBY

Part glazed external entrance door and access to:

BOILER/UTILITY ROOM

4' 3" x 4' 6" (1.32m x 1.38m) Vulcan Autostat floor mounted gas fired central heating boiler, worktop, plumbing and space for washing machine, shelving, ceiling light.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

16' 6" x 5' 11" (5.04m x 1.81m) including stairwell plus 4.83m x 0.90 min (15'10" x 2'11"). 2 UPVC windows to the rear elevation, built-in store cupboards, 2 ceiling lights, night storage heater, doors arranged off to:

BEDROOM 1

14' 9" x 13' 7" (4.50m x 4.15m) plus recessed dormer window with UPVC window to the front elevation, dual aspect with further UPVC window to the south facing side elevation, 2 built-in wardrobes, overhead storage, ceiling light, coved cornice.



BEDROOM 2

12' 4" x 13' 6" (3.76m x 4.12m) overall UPVC window overlooking Grange Drive, coved cornice, ceiling light, walk-in eaves storage area.

BEDROOM 3

14' 9" x 8' 8" (4.50m x 2.66m) average measurement. Dual aspect with UPVC windows to the front and side elevations, ceiling light, night storage heater, return access into the walk-in eaves storage area.

BATHROOM

6' 8" x 6' 5" (2.04m x 1.97m) plus large walk-in door recess. Obscure glazed UPVC window, two piece suite comprising panelled bath with mixer tap, wash hand basin, heated towel rail, Airing Cupboard housing the hot water cylinder.

SEPARATE WC

With low level suite, obscure glazed UPVC window, ceiling light.

EXTERIOR

The property occupies a generous sized corner plot on the corner of the Halmergate and Grange Drive with vehicular access off Grange Drive on to a concrete driveway in turn giving access to:

INTEGRAL GARAGE

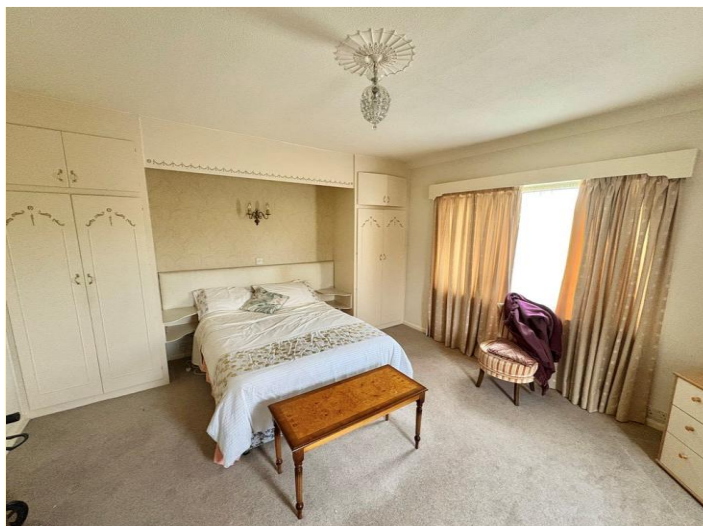
Up and over door and side window. The garage has double gates and there is a further parking space at the side of the garage. The gardens are predominantly situated to the front and side of the property (west and south facing) and include extensive lawns, established trees, bushes and shrubs, stock border and pathways. To the rear of the house there is a store shed and brick fuel bunker. There is an attractive shaped paved patio adjacent to the Conservatory/Summerhouse. There is also a timber store shed right at the back of the plot.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed into Church Street passing the Church veering left into Halmer Gate and the property is situated on the right hand side on the corner of Halmergate and Grange Drive.

SERVICES

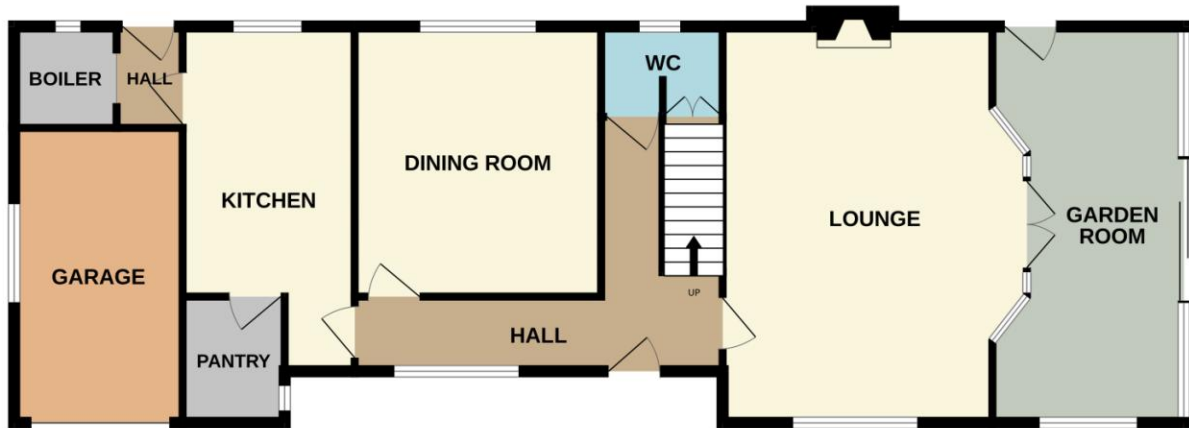
Mains water, electricity, gas and drainage. Partial gas central heating.



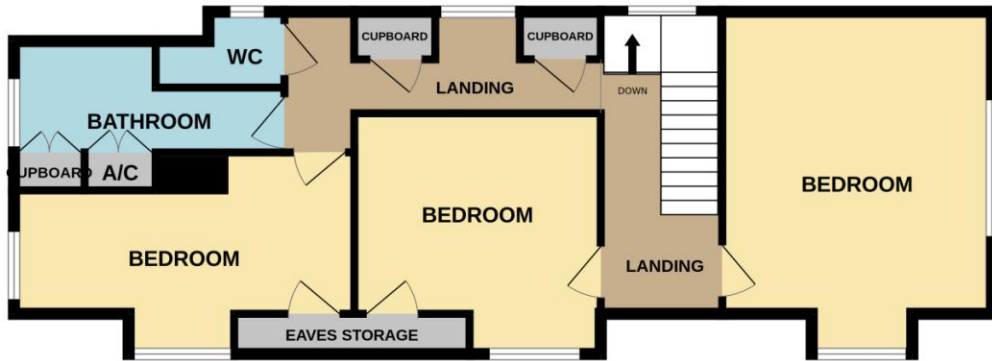




GROUND FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND D

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: S11966

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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