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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



50 West Elloe Avenue, Spalding, Lincolnshire, PE11 2BH

£375,000 Freehold

- Walking Distance of Town Centre
- 3 Reception Rooms
- Master Bedroom with En-Suite
- 3 Further Bedrooms
- Mature Rear Gardens with Private Patio

Superbly presented detached residence situated in a prime location close to the town centre. Entrance hallway, lounge, dining room, playroom, utility room, kitchen/breakfast room and cloakroom to the ground floor; 4 bedrooms (en-suite to the master) and family bathroom to the first floor. Mature gardens to the rear, multiple off-road parking. Viewing Essential to appreciate the accommodation offered.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Composite obscured leaded double glazed door with matching obscured leaded glazed panels to both sides and to the top leading into:

ENTRANCE PORCH

3' 8" x 7' 1" (1.12m x 2.16m) Skimmed ceiling, coat rail, flagstone tiled flooring, original oak glazed door with matching oak obscured leaded glazed panels to both sides and to the top into:

ENTRANCE HALLWAY

7' 1" x 23' 4" (2.16m x 7.13m) Coved and textured ceiling, centre light point, decorative ceiling rose, picture rail, smoke alarm, radiator with fitted cover, telephone point, stripped polished floorboards, staircase rising to first floor, under stairs storage cupboard with lighting newly fitted Worcester Bosch boiler (this is on a Hive system). Door into:



LOUNGE

11' 11" x 15' 7" (3.65m x 4.77m) UPVC double glazed bay window with leaded glass panels to the front elevation, coved ceiling, decorative ceiling rose, centre light point, dimmer switch, picture rail, double radiator, TV point, feature carved fireplace with wrought iron insert with open fire and grate.

From the Entrance Hallway a door leads into:

DINING ROOM

12' 4" x 16' 1" (3.77m x 4.91m) UPVC double glazed French doors to the rear elevation, 2 UPVC double glazed windows with obscured glazed leaded panels to the top to the side elevation, coved and textured ceiling, decorative ceiling rose, centre light point, picture rail, stripped polished floorboards, double radiator, feature fireplace with inset 'multi-fuel effect' gas fire. Door into:

PLAY ROOM

9' 7" x 17' 6" (2.94m x 5.35m) UPVC double glazed window to the front elevation with leaded panels, skimmed ceiling, inset LED lighting, double radiator, door into:

UTILITY ROOM

5' 10" x 10' 4" (1.78m x 3.15m) Leaded UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, double radiator, tiled flooring, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, plumbing and space for automatic washing machine, space for tumble dryer, further appliance space, inset stainless steel sink with mixer tap.

From the Entrance Hallway an obscure glazed door leading into:

KITCHEN BREAKFAST ROOM

10' 0" x 18' 6" (3.06m x 5.66m) Leaded UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, vaulted and skimmed ceiling, ornate beams, 4 spotlight fittings, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, pull out carousel unit, integrated dishwasher, inset Belfast sink with ceramic drainer and fitted mixer tap, further drawer units, bespoke units with shelving, opening into:

LARDER

3' 8" x 7' 11" (1.12m x 2.42m) Obscured leaded UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, shelving, plumbing and space for washing machine, tiled flooring.

From the Kitchen Breakfast Room a door leads into:

CLOAKROOM

2' 9" x 5' 11" (0.86m x 1.81m) Coved and textured ceiling, lighting, radiator, tiled flooring, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 3" x 9' 10" (2.21m x 3.02m) Obscured leaded UPVC double glazed window to the side elevation, coved and textured ceiling, decorative ceiling rose, centre light point, smoke alarm, access to loft space, built-in air conditioning unit.

INNER HALLWAY

3' 2" x 12' 2" (0.98m x 3.71m) Coved and textured ceiling, centre light point, dado rail, radiator with cover, door into:



MASTER BEDROOM

22' 7" x 9' 8" (6.90m x 2.95m) maximum Leaded UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator, TV point, double door fitted wardrobe with hanging rail and shelving. Door into:

EN-SUITE

6' 0" x 6' 4" (1.85m x 1.95m) Obscured leaded UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, circular wash hand basin with mixer tap fitted into vanity unit with storage below, shower enclosure with sliding doors with fitted rainfall shower head and further shower attachment tap.

From the Main First Floor Galleried Landing door into:

BEDROOM 2

12' 4" x 13' 2" (3.77m x 4.03m) Leaded UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, picture rail, radiator.

From the Inner Hallway a door leads into:

BEDROOM 3

9' 6" x 12' 5" (2.91m x 3.79m) Leaded UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, picture rail, radiator, feature wrought iron fireplace with tiled insert and marble hearth.

BEDROOM 4

7' 1" x 8' 1" (2.16m x 2.48m) Leaded UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator with cover.

FAMILY BATHROOM

6' 9" x 7' 9" (2.07m x 2.38m) Leaded obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor with under floor heating, stainless steel heated towel rail, storage cupboard off with slatted shelving, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap and illuminated mirror over, bath with mixer tap, shower screen with fitted thermostatic shower over with rainfall shower head and shower attachment tap.

EXTERIOR

Stone wall with wrought iron pedestrian gate and opening onto extensive gravelled driveway providing multiple off-road parking for vehicles, lighting.

REAR GARDEN

Flagstone patio area, very private with lighting. Brick built log store, feature brick wall with wrought iron railings and wrought iron gate leading into further garden area which is a mature garden with fenced boundaries to both sides and to the rear elevation, mainly laid to lawn with a wide range of mature shrubs and trees, electric sockets, further patio area with pergola.





PLAYROOM

DIRECTIONS/AMENITIES

Leave the town along Pinchbeck road proceeding straight over the first set of lights at the second set turn right onto West Elloe Avenue and the subject property can be found about half way along on the right hand side.

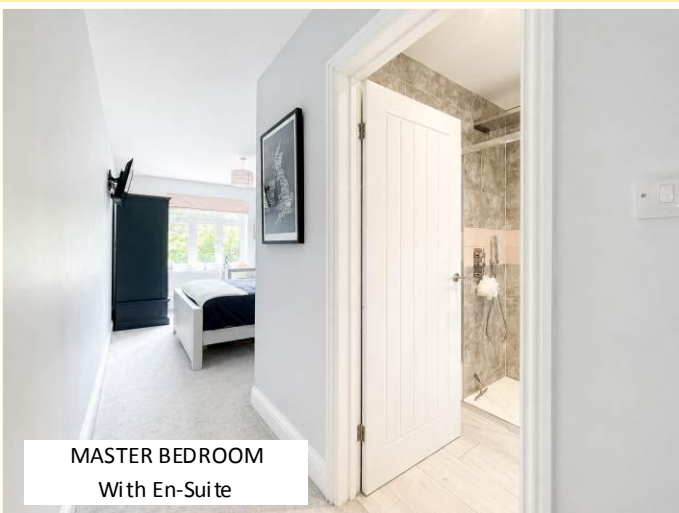
The town has a wide range of shopping, banking, leisure, commercial and education facilities along the Springfields Shopping Outlet and Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).



PLAYROOM



UTILITY



MASTER BEDROOM
With En-Suite



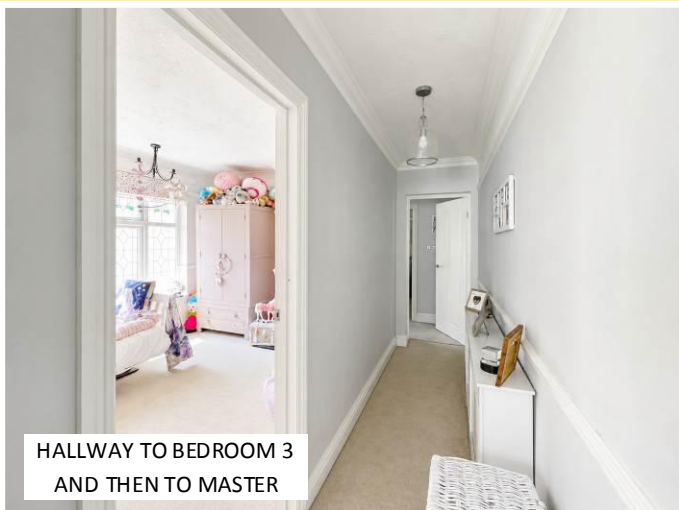
EN-SUITE
SHOWER ROOM



MASTER BEDROOM



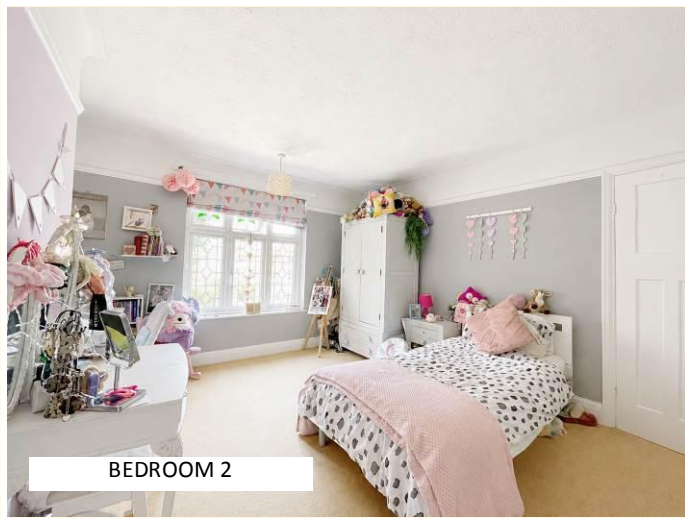
MASTER BEDROOM



HALLWAY TO BEDROOM 3
AND THEN TO MASTER



BEDROOM 3





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 Electricity, Water and Drainage. Mains 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: S12071

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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		