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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



51 St Thomas Road, Spalding PE11 2XT

£192,500 Freehold

- Walking Distance of the Town Centre
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating
- UPVC Double Glazing

Superbly presented and deceptively spacious 3 bedroom detached Victorian house in central town location. Established private gardens with lawn and patio. Entrance hall, 2 reception rooms, modern fitted kitchen and utility room to the ground floor; spiral staircase leading to first floor landing with 2 double bedrooms, one single bedroom and a bathroom with four piece suite. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed UPVC side entrance door with semi circular obscure glazed fan light opening into:

RECEPTION HALL

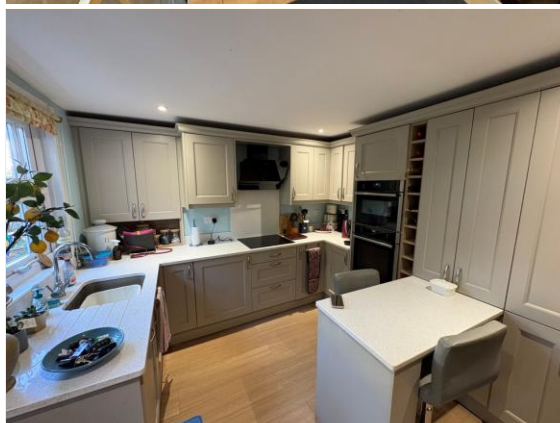
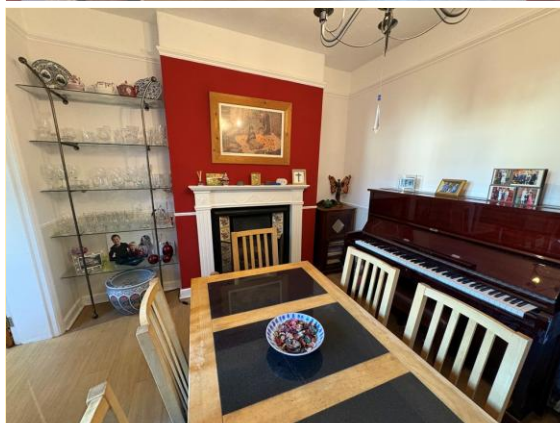
12' 5" x 4' 3" (3.80m x 1.31m) Porthole window, decorative ceiling rose with pendant light fitment, central heating thermosta t control, radiator, laminate flooring, door to:

SITTING ROOM

12' 5" x 12' 6" (3.80m x 3.82m) maximum plus UPVC bay window to the front elevation. Brick chimney breast with polished timber mantle, raised hearth and coal effect gas fire, radiator, textured ceiling, ceiling rose with pendant light fitment.

DINING ROOM

10' 5" x 12' 4" (3.20m x 3.78m) plus recess with pair of Georgian style UPVC French doors opening on to the rear garden. Victorian style fireplace with tiled inserts, Adams style surround, coal effect gas fire, decorative ceiling rose, pendant light fitment, dado rail, picture rail, radiator, door to:



MODERN FITTED KITCHEN

12' 4" x 10' 3" (3.78m x 3.14m) Fitted by County Interiors with an extensive range of base cupboards and drawers above and below the roll edged worktops, integrated Neff appliances including fridge freezer, dishwasher, electric double oven, hob and multi speed cooker hood, integrated Neff washing machine, pull out larder unit, peninsular breakfast bar, recessed ceiling lights, laminate flooring, UPVC window, part glazed UPVC external entrance door to the side elevation, sink unit with mixer tap, integrated drainer, radiator, door to:

UTILITY ROOM

9' 6" x 4' 7" (2.91m x 1.42m) minimum Worktop with base cupboards beneath, eye level wall cupboards, full height provision cupboard, Hotpoint tumble dryer, obscure glazed UPVC window, laminate flooring, recessed ceiling lights.

From the Reception Hall the stylish spiral staircase rises to:

FIRST FLOOR LANDING

15' 2" x 3' 10" (4.63m x 1.19m) minimum Central heating thermostat control, shelving, radiator, porthole window, access to loft space, textured ceiling, decorative ceiling rose with pendant light fitment, doors arranged off to:

BEDROOM 1

12' 3" x 10' 3" (3.74m x 3.13m) Exposed floorboards, access to loft space, textured ceiling, ceiling light, radiator, UPVC window to the side elevation.

WALK-IN WARDROBE/DRESSING ROOM

9' 6" x 4' 6" (2.91m x 1.39m) minimum UPVC window, textured ceiling.

BEDROOM 2

12' 7" x 12' 5" (3.84m x 3.79m) maximum UPVC window to the front elevation, alcove with fitted store cupboards and shelving, range of fitted bookshelves, radiator, 4 way adjustable ceiling spotlights.

BEDROOM 3

8' 0" x 6' 4" (2.46m x 1.95m) Fitted carpet, UPVC window to the rear elevation, ceiling light, radiator.

FULLY TILED BATHROOM

5' 10" x 8' 4" (1.79m x 2.56m) plus recess. Panelled bath, wash hand basin, low level WC, shower cabinet with Mira electric shower, fully tiled walls, tiled floor, radiator, textured ceiling, ceiling light, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is a gravelled garden with low retaining wall and wrought iron railings, picket fence to the side boundary and pathway down to the front door (situated on the side of the property) and gated access to:



ESTABLISHED REAR GARDENS

Including an exclusive raised patio, stocked border, lawn, established shrubs and bushes, 2 attached brick outhouses, cold water tap and a raise decking/seating area to the rear of the garden. The garden experiences a surprising amount of privacy considering the proximity to the town centre.

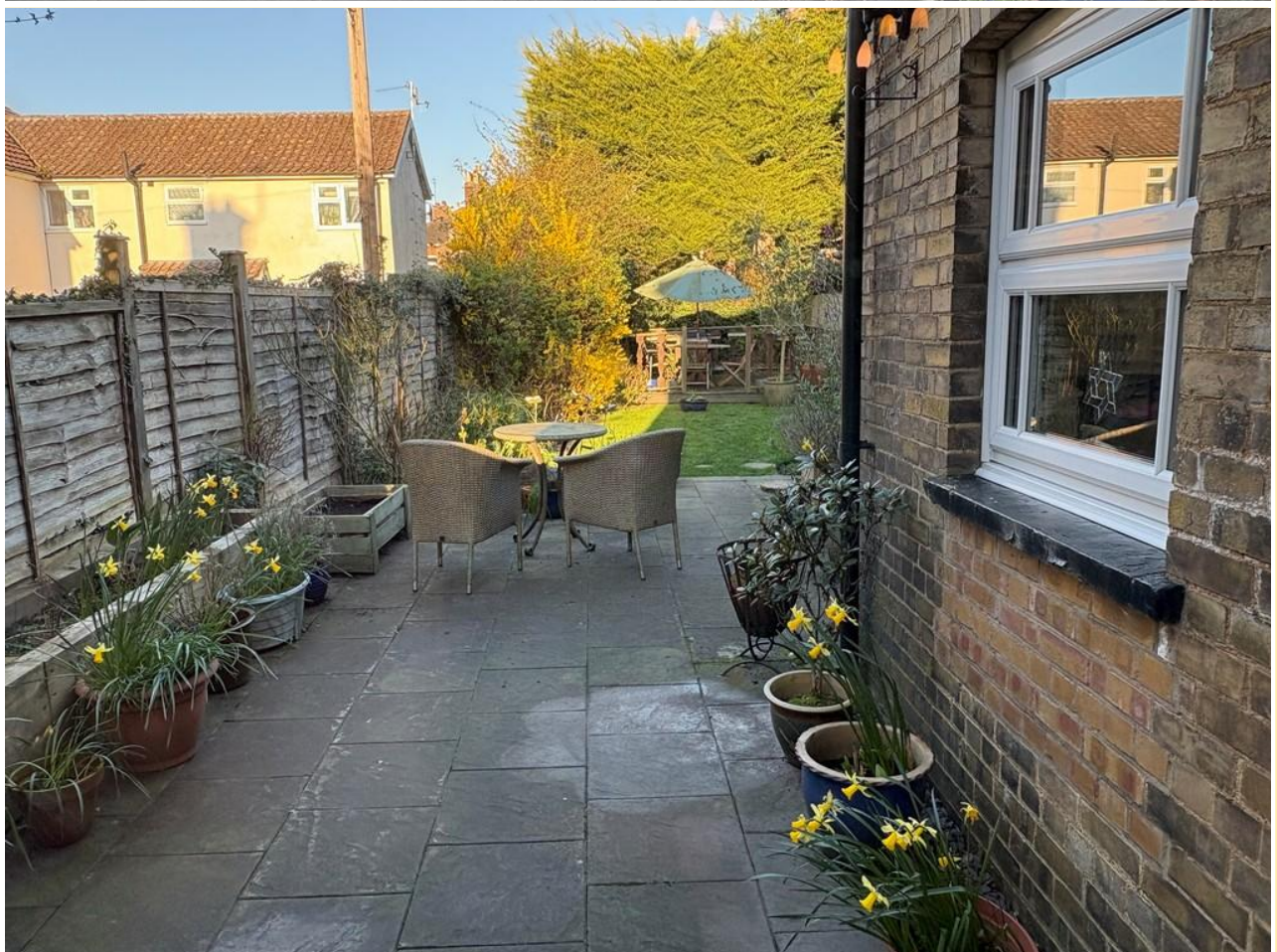
DIRECTIONS

From the centre of Spalding proceed in a westerly direction along Winsover Road, taking a left hand turning at the traffic lights into St Thomas Road and the property is situated on the left hand side.

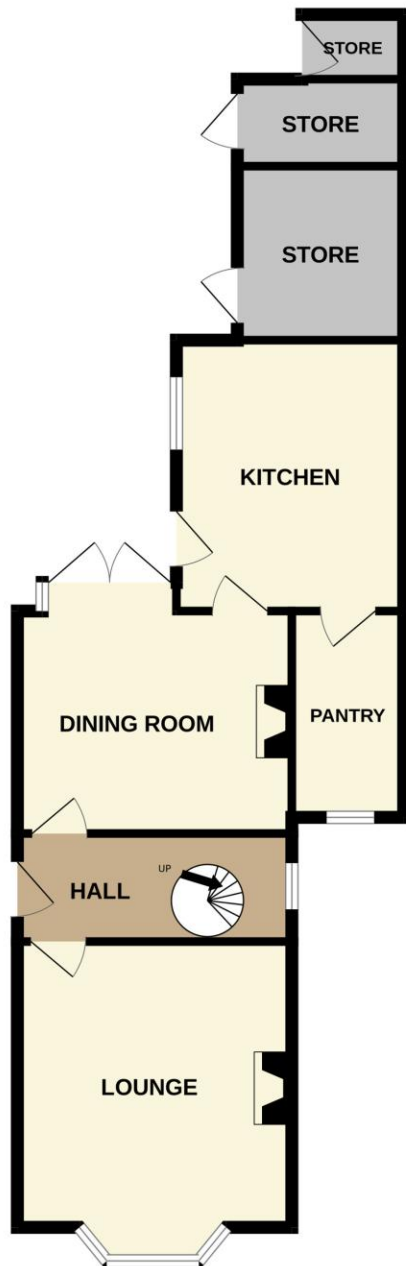
AMENITIES

Spalding has a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The town centre is within an easy walk. Peterborough is 19 miles to the south having a fast train 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	40 E	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains Water, Gas, Electric and Drainage,
Gas Central Heating.

COUNCIL TAX BAND B

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: S11984

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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