

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Matmore Gate, Spalding PE11 2PN

£254,800 Freehold

- Detached Period Property
- 3 Bedrooms, 2 Reception Rooms
- No Onward Chain
- Walking Distance of Primary and Secondary Schools
- Viewing Recommended

Traditional detached town house with 3 double bedrooms (one with small wash room), 2 reception rooms, kitchen, pantry, utility room and ground floor bathroom, generous sized rear gardens, versatile accommodation, convenient for all local amenities. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Composite front entrance door to:

ENTRANCE PORCH Quarry tiles, part obscure glazed inner door leading into:

ENTRANCE HALL 11' 4" x 3' 4" (3.46m x 1.04m) Quarry tiled floor, range of coat hooks, ceiling light, radiator, door to:

SITTING ROOM 12' 10" x 10' 11" (3.92m x 3.34m) plus UPVC bay window to the front elevation. Radiator, exposed floor boards, contemporary electric fire (not tested), cupboard housing the electricity meter and fuse box, coved cornice, ceiling light.

DINING ROOM 13' 3" x 11' 11" (4.04m x 3.65m) Dual aspect with UPVC windows to the rear and side elevations, coved cornice, ceiling light, exposed floor boards, radiator, contemporary electric fire (not tested), door to:

INNER LOBBY External entrance door, sliding door to:

PANTRY 10' 2" x 2' 11" (3.11m x 0.91m) minimum Fitted shelves, gas meter, UPVC side window, ceiling light.



KITCHEN 9' 8" x 7' 10" (2.97m x 2.39m) Double radiator, twin bowl Belfast sink with mixer tap, cupboards beneath, shaker style units beneath the worktops with inset 2 ring Smeg electric hob, electric oven, three quarter height provision cupboard, 4 way adjustable ceiling light fitting, UPVC window to the side elevation, door to:

UTILITY ROOM 8' 0" x 5' 1" (2.45m x 1.56m) Obscure glazed UPVC window, radiator, wall cupboards, plumbing and space for washing machine, door to:

BATHROOM 6' 9" x 7' 10" (2.07m x 2.39m) Partial roll top bath with ball and claw feet to one side, contemporary oval shaped hand basin set on wash stand with mono block mixer tap, high level WC with chain flush, contemporary radiator, half tiled walls, tiled floor, panelled ceiling, ceiling light, obscure glazed UPC window.

From the front Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING Access to loft space, ceiling light, obscure glazed side window, fitted wardrobe, doors arranged off to:

BEDROOM 1 16' 4" x 10' 10" (4.99m x 3.32m) 2 UPVC windows to the front elevation, ceiling light, double radiator.

BEDROOM 2 11' 11" x 10' 5" (3.65m x 3.18m) Picture rail, UPVC window, radiator, ceiling light.

BEDROOM 3 14' 5" x 8' 0" (4.40m x 2.44m) Exposed floorboards, UPVC window to the rear elevation, recess with rail and curtain behind which is a low level WC and bracket hand basin. Built-in Airing Cupboard housing the Worcester gas fired central heating boiler, ceiling light, UPVC window to the rear elevation.

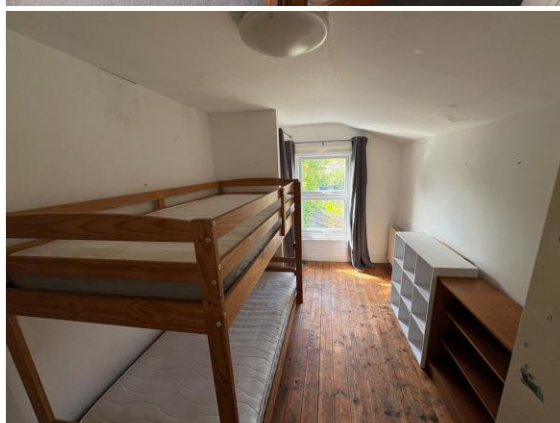
EXTERIOR At the front of the property there is a paved area and gravelled area with wrought iron gates opening on to an off-road parking space and hand gate with pathway. Low retaining capped brick wall (in the Agents opinion) this could potentially be removed to provide a larger off-road parking area to the front of the property.

Gated access leading round to the rear where there is a long established (somewhat overgrown) garden with central pathway, combination of fencing and wall and a fence to the rear boundary with store shed.

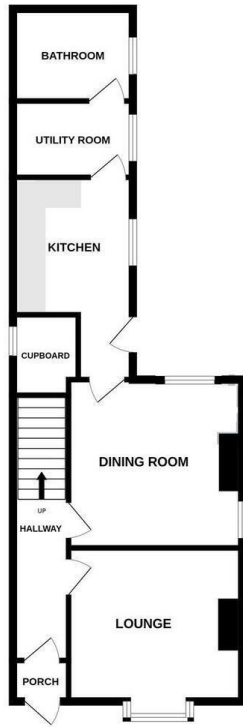
SERVICES Mains water, electricity and drainage. Gas central heating to a combi boiler and radiators.

DIRECTIONS From the centre of town at the High Bridge proceed along Church Street, take the second right hand turning immediately after the bend into Stonegate, continue passing the High School and turning left at the crossroads into Matmore Gate where upon the property is the second on the right hand side.

AMENITIES Local shops, schools and the town centre are all within easy walking distance. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

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

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12025

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.

ADDRESS

R. Longstaff & Co LLP.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

