

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



23 Baxter Gardens, Spalding PE11 3YL

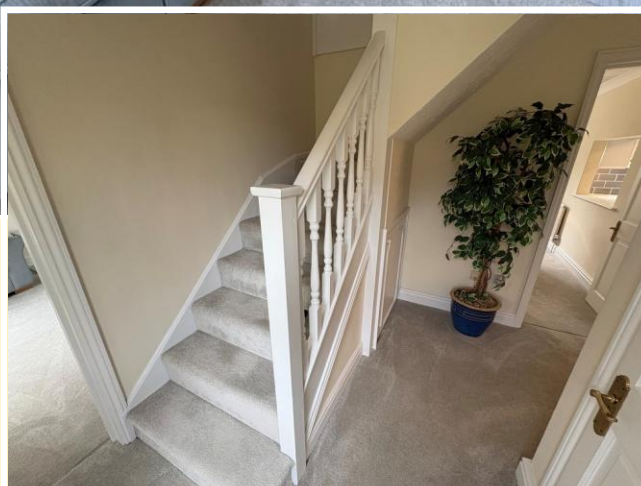
£450,000 Freehold

- Detached 4 Bedroom House
- No Onward Chain
- En-Suite and Bathroom
- Gas Central Heating
- Detached Double Garage

Immaculately presented detached 4 bedroom family house in favoured cul-de-sac with established private gardens. Superbly appointed with 4 bedrooms, 2 reception rooms, modern breakfast kitchen, detached double garage. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Through the part obscure glazed UPVC front entrance door to:

RECEPTION HALL

10' 4" x 6' 1" (3.16m x 1.87m) minimum including stairwell. Understairs store cupboard, fitted carpet, coved and textured ceiling, radiator, ceiling light, doors arranged off to:

CLOAKROOM

4' 9" x 3' 1" (1.46m x 0.94m) Two piece suite comprising low level WC and pedestal wash hand basin, half tiled walls, obscure glazed UPVC window, coved cornice, ceiling light, radiator.



MODERN FITTED BREAKFAST KITCHEN

20' 1" x 7' 8" (6.14m x 2.35m) Comprehensive range of modern fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset oval shaped single bowl ceramic sink unit with mono block mixer tap, integrated dishwasher, refrigerator and freezer, built-in electric oven, 4 burner gas hob and modern cooker hood, Retro style intermediate wall tiling, wall cupboard housing the Worcester gas fired central heating boiler, triple aspect with leaded light UPVC windows to the front, side and rear elevations, half glazed UPVC external entrance door, fitted carpet, coved cornice, 3 ceiling lights.

FORMAL DINING ROOM

13' 10" x 9' 8" (4.23m x 2.95m) Fitted carpet, leaded light UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

LOUNGE

21' 11" x 11' 11" (6.69m x 3.64m) Dual aspect with leaded light UPVC window to the front elevation, UPVC French doors with similar side panels to the rear elevation, modern fitted carpet, coved and textured ceiling, 2 ceiling lights, contemporary fireplace with marble surround.

From the Reception Hall the carpeted dog legged staircase rises to:

GALLERIED FIRST FLOOR LANDING

Coved cornice, ceiling light, wall lights with fitted mirrors, radiator, fitted carpet, large built-in Airing Cupboard, doors arranged off to:

MASTER BEDROOM

11' 2" x 11' 11" (3.42m x 3.64m) minimum with 3 double mirror fronted recessed wardrobes (excluded from the room measurement), leaded light UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator, fitted carpet.

EN-SUITE SHOWER ROOM

Shower cabinet, low level WC, pedestal wash hand basin, half tiled walls, ceiling light, shaver point, obscure glazed UPVC window.

BEDROOM 2

11' 10" x 8' 1" (3.63m x 2.47m) Leaded light UPVC window to the rear elevation, fitted carpet, radiator, coved and textured ceiling, ceiling lights.

BEDROOM 3

11' 5" x 7' 10" (3.50m x 2.40m) plus recessed range of 2 double and one single fitted wardrobes with mirror doors (excluded from the measurement), leaded light UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 4

9' 8" x 6' 10" (2.96m x 2.09m) Fitted carpet, ceiling light with propeller style fan, radiator, sliding patio doors on to:



RAILED BALCONY

External lighting, tiled floor, views over the rear garden and the Vernatts Waterway.

BATHROOM

7' 9" x 6' 7" (2.38m x 2.01m) Half tiled walls, fitted three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, shaver point, coved and textured ceiling, ceiling light, leaded light UPVC window.

EXTERIOR

At the front of the property there is a gravelled double width driveway with parking for at least 4 cars giving access to:

DETACHED BRICK DOUBLE GARAGE

Brick and tiled construction with personnel door, twin up and over doors, concrete floor, power and lighting. To the rear of the garage there is a potting shed and store area. The front gardens are partly walled and partly fenced with neat lawns, stocked borders, trellised arch with hand gate and pathway. To the right hand side of the property an archway leads to a side pathway with external electric light, cold water tap and externally accessed gas and electricity meters. This continues round to:

ENCLOSED REAR GARDENS

Laid to lawn with a circular gravelled feature, raised shaped patio, stocked border, decking area, hedgerow to one side, fencing to the side and rear, block paved patio/seating area and hand gate to the rear accessing the Vernatts Bank for pleasant dog walks. The plot enjoys sunshine all day round with sunsets to the rear.

DIRECTIONS

From Spalding's town centre proceed along Pinchbeck Road over two sets of traffic lights then turn left at the next set into Woolram Wygate. Proceed over the level crossing, turn right into Lilburn Drive then at the end right into Baxter Gardens and the property is situated in the left hand corner of the cul-de-sac.

AMENITIES

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







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.
Made with Metropix ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND E

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 clients 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 client(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: S12023

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

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com