

EST 1770



# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**39 St Johns Road, Spalding PE11 1JB**

**£269,500 Freehold**

- Walking Distance of Town
- 4 Bedrooms
- En-Suite and Bathroom
- Multiple Parking and Garage
- No Chain

Immaculately presented spacious 4 bedroom semi-detached house in pleasant central location with established gardens, multiple parking and garage. UPVC windows, gas central heating, en-suite to the master bedroom.

SPALDING 01775 766766 BOURNE 01778 420406

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





**ACCOMMODATION** Part glazed UPVC front entrance door opening into:

**RECEPTION HALL** 10' 3" x 3' 8" (3.14m x 1.13m) Integrated doormat, tiled floor, smoke alarm, ceiling light, radiator, staircase off, door to:

**CLOAKROOM** 5' 2" x 2' 8" (1.60m x 0.83m) Half tiled walls, tiled floor, fitted two piece suite comprising low level WC with push button flush, bracket hand basin, obscure glazed UPVC window, ceiling light, wall mounted Glow Worm combi boiler.

**FITTED KITCHEN** 11' 11" x 7' 2" (3.64m x 2.19m) UPVC window to the front elevation, roll edged worktops, one and a quarter bowl sink unit with mono block mixer tap, fitted base cupboards and drawers, intermediate wall tiling, matching eye level wall cupboards, multi speed cooker hood above the 4 ring ceramic hob, electric oven, plumbing and space for washing machine, further appliance space, coved cornice, ceiling light, radiator.

**LOUNGE DINER** 14' 10" x 14' 8" (4.54m x 4.49m) maximum Coved cornice, 2 ceiling lights, UPVC window and pair of UPVC glazed French doors to the rear elevation, radiator, natural wood panelled flooring,





large under stairs store cupboard with coat hooks.

From the Hallway the staircase rises to:

**FIRST FLOOR LANDING** Wood laminate flooring, ceiling light, smoke alarm, doors arranged off to:

**BEDROOM 2** 14' 4" x 8' 0" (4.39m x 2.45m) Wood grain effect laminate flooring, UPVC window to the rear elevation, coved cornice, ceiling light.

**BEDROOM 3** 9' 4" x 8' 2" (2.86m x 2.51m) UPVC window to the front elevation, wood grain effect laminate flooring, coved cornice, ceiling light, radiator.

**BEDROOM 4** 8' 9" x 6' 2" (2.68m x 1.89m) Wood grain effect laminate flooring, coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

**BATHROOM** 5' 7" x 6' 2" (1.72m x 1.90m) Three piece suite comprising panelled bath with shower over, tiled surround, rail and shower curtain, low level WC, pedestal wash hand basin, vinyl floor covering, extractor fan, coved cornice, ceiling light, shaver point with courtesy light, radiator, obscure glazed UPVC window.

From the First Floor Landing the staircase rises to:

**SMALL LANDING** Smoke alarm, ceiling light, door to:

**MASTER BEDROOM** 12' 9" x 11' 1" (3.91m x 3.39m) average plus recess double wardrobe. Wood grain effect laminate flooring, access to loft space, built-in store cupboard, Velux window to the front elevation with fitted blind, radiator, concertina style door to:

**EN-SUITE SHOWER ROOM** 9' 2" x 4' 7" (2.81m x 1.42m) Shower enclosure with Triton shower and tiled surround, pedestal wash hand basin, low level WC, vinyl floor covering, radiator, extractor fan, ceiling light, Velux style window with fitted blind.

**EXTERIOR** At the front of the property there is a low retaining brick wall, barked chipped area with inset shrubs and a block paved driveway and turning bay with parking space for up to 3 cars and access to:

**ATTACHED GARAGE** 18' 6" x 9' 2" (5.64m x 2.80m) Brick and block construction with pitched tiled roof, up and over door, concrete floor, power and lighting, overhead storage, UPVC personnel door.

To the side of the Garage, gated access leads round to:

**ESTABLISHED REAR GARDEN** Including paved patio, lawned area, gravelled borders, bark chips, close boarded timber fencing to the side and rear boundaries.

**SUMMERHOUSE** 9' 10" x 9' 10" (3.00m x 3.00m) approx Open fronted with a seating/entertaining area, electric light, access direct on to the garden.

**GENERAL INFORMATION** The property is conveniently located for access to local schools and the town centre and the garden backs on to the railway line. The railway giving a vital link with Peterborough which in turn has access to the East Coast mainline (London's Kings Cross minimum journey time 46 minutes from Peterborough) and the A1.

**DIRECTIONS** From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing and then turn immediately left into St Johns Road. The property is situated on the left hand side indicated by the Agents For Sale sign.

**AMENITIES** Local primary schools, shops 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.





**TENURE** Freehold

**SERVICES** Mains water, electricity 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

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: S12058**

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](mailto:spalding@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

