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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



17 Cross Street, Spalding PE11 2YG

£265,000 Freehold

- Recently Refurbished to a high standard
- Walking Distance to Town Centre
- Close to Spalding Grammar School
- Beautifully maintained Enclosed Rear Garden
- Modern Décor Throughout with touches of Period features.

Beautifully presented 3-bedroom detached house situated close to the town centre. Accommodation comprising entrance hallway, lounge, dining room, kitchen breakfast room, utility room and bathroom to the ground floor; master bedroom with en-suite, 2 further double bedrooms and cloakroom to the first floor. Superbly presented rear garden. NO ONWARD CHAIN.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed door leading into:

ENTRANCE PORCH

Skimmed ceiling, Mosaic tiled floor, wooden obscured glazed door leading into:

ENTRANCE HALLWAY

3' 2" x 15' 3" (0.98m x 4.67m) Coved ceiling, centre light point, dado rail, staircase rising to the first floor, double radiator, Mosaic tiled flooring, solid oak glazed door into:

DINING ROOM

13' 0" x 12' 5" (3.98m x 3.81m) UPVC double glazed windows to the side and rear elevations, coved ceiling, decorative ceiling rose, centre light point, radiator, polished oak effect laminate flooring, solid oak glazed door into Kitchen, understairs storage cupboard with lighting and shelving. 4 solid oak glazed sliding doors into:



LOUNGE

UPVC double glazed bay window to the front elevation, coved ceiling, decorative ceiling rose, centre light point, smoke alarm, radiator, BT point, TV point, shelving into alcoves, feature wooden fireplace with marble inserts and hearth with fitted gas log burner effect fire, polished oak effect laminate flooring.

From the Dining Room solid oak glazed door into:

KITCHEN BREAKFAST ROOM

9' 5" x 13' 3" (2.89m x 4.05m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, skimmed and coved ceiling, inset downlighters, smoke alarm, tiled flooring, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated 5 ring gas hob, stainless steel canopy extractor hood over, 2 fan assisted electric ovens, integrated Beko dishwasher, integrated fridge freezer, under cabinet lighting, radiator, TV point, solid oak glazed door into:

UTILITY ROOM

4' 5" x 10' 1" (1.36m x 3.09m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset downlighters, vinyl plank effect flooring, Ideal gas boiler, fitted with base units, work surfaces over, tiled splashbacks, tall boy unit, plumbing and space for washing machine, space for tumble dryer, solid oak door into:

FAMILY BATHROOM

4' 10" x 9' 3" (1.48m x 2.83m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset downlighters, extractor fan, fully tiled walls, vinyl wood plank flooring, under floor heating, 2 stainless steel heated towel rails, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, bath with central mixer tap with further shower attachment tap, walk-in double shower enclosure with fitted thermostatic shower with fitted rainfall shower head, further shower attachment tap.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

5' 1" x 15' 3" (1.57m x 4.67m) Coved ceiling, centre light point, access to loft space with pull down ladder, radiator, solid oak door into:

MASTER BEDROOM

16' 2" at the widest point x 12' 5" (4.94m at the widest point x 3.81m) 2 UPVC double glazed windows to the front elevation, skimmed ceiling, inset downlighters, double radiator, TV point, solid oak door into:

EN-SUITE

8' 4" x 4' 11" (2.55m x 1.50m) Skimmed ceiling, inset downlighters, part tiled walls, stainless steel full length heated towel rail, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, medicine cabinet over, walk-in shower enclosure with fitted thermostatic shower over with rainfall shower head and further shower attachment tap.



BEDROOM 2
10' 8" x 12' 5" (3.27m x 3.80m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, 2 centre light points, radiator, TV point.

BEDROOM 3
9' 5" x 10' 6" (2.89m x 3.21m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, double radiator, BT point, TV point.

CLOAKROOM
Obscured UPVC double glazed window to the side elevation, coved ceiling, centre light point, part tiled walls, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over.

EXTERIOR
Dwarf brick wall and wrought iron double gated access and further pedestrian gate. Gravelled fore-garden with paved pathways. Wooden side access leading to rear garden.

REAR GARDEN
Extensive flagstone patio area with raised borders, external lighting, cold water tap, further patio area overlooking the mature rear garden which is laid to lawn with a wide range of mature shrub and tree borders. Hedged boundaries to the side elevations and fencing to the rear elevation.

DIRECTIONS
From Spalding proceed in an easterly direction along Winsor Road taking a left hand turning into St Thomas Road at the traffic lights, turn right into Green Lane, left into Cross Street and the property is situated 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 and educational facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south.

AGENTS NOTE
Planning Permission was granted in 2019 for a two storey rear extension H16-0445-19 this has since lapsed.

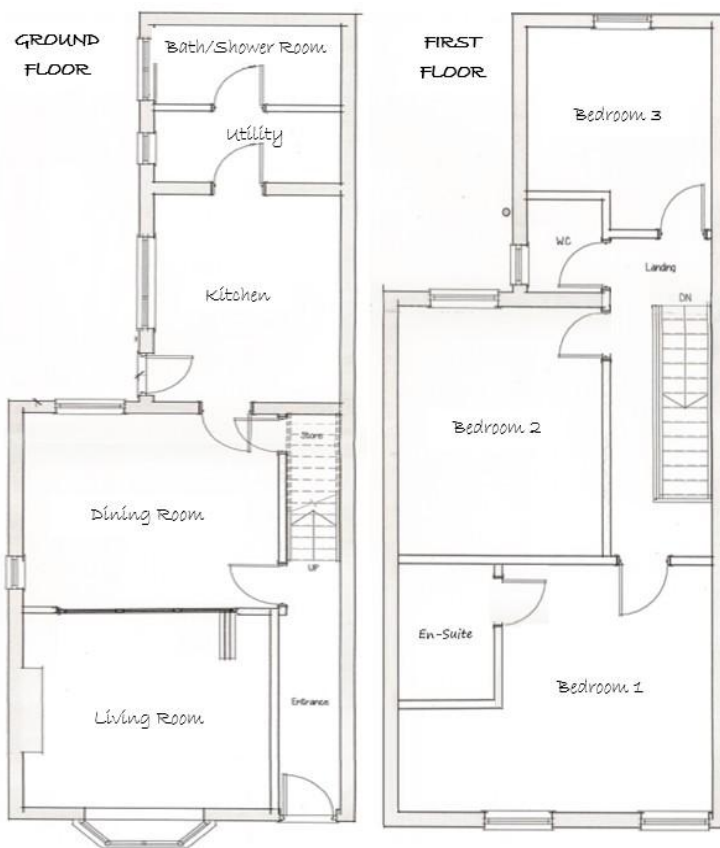








FLOOR PLAN



For identification purposes only
NOT TO SCALE

EPC RATING

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

TENURE Freehold

SERVICES Mains water, electricity and drainage. 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: S11999

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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