



BRADLEY JAMES

ESTATE AGENTS



Kensington House 143 Winsover Road, Spalding, PE11 1HE

Asking price £345,000

- VENDORS HAVE LIVED HERE FOR 33 YEARS
- EXTENDED GARDEN ROOM
- NEWLY FITTED BATHROOM
- VAST AMOUNT OF OFF ROAD PARKING AND SINGLE GARAGE
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- FOUR RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- CHARACTER FEATURES THROUGHOUT THE HOME
- CENTRAL LOCATION
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION

Kensington House 143 Winsover Road, Spalding PE11 1HE

Nestled in the charming town of Spalding, this delightful detached house, built in 1913, offers a splendid blend of period character and modern convenience. Spanning an impressive 1,769 square feet, this home boasts four spacious double bedrooms, making it ideal for families or those seeking extra space.

As you enter, you are greeted by a beautiful hallway that sets the tone for the rest of the property. The house features four inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The extended garden room at the rear is particularly bright and airy, providing a lovely space to relax and unwind while overlooking the private rear garden.

The modern kitchen is well-equipped, and the classically styled yet modern bathroom suite adds a touch of luxury. Additionally, a utility and cloakroom off the garden room enhances the practicality of the home. The property is bay fronted, adding to its aesthetic appeal, and benefits from modern windows and doors that ensure comfort and energy efficiency.

Outside, the property offers ample off-road parking for up to eight vehicles, along with a single garage at the rear. The private garden is a true oasis, featuring various seating areas and a charming summer house, perfect for enjoying the outdoors.

Conveniently located, this home is just a five-minute walk from local shops and the town centre, while the train station is a mere 10-15 minute stroll away. Families will appreciate the proximity to excellent schools, including the highly regarded grammar school and St John's primary school. For those who enjoy shopping and leisure, the Springfields Garden Outlet Centre is only a short five to ten-minute drive away. You have great road links to the A16 connecting you to Stamford, Peterborough, Lincoln and Norfolk.

This beautiful period property, with its oodles of character and modern amenities, is a rare find and is sure to attract considerable interest. The vendors have lived here for 33 years.



Council Tax Band: C



Entrance Hall

Go through the solid wood stain glass front door, into the entrance hall which has stairs leading up to the first floor accommodation, under stairs alcove, high ceiling, ceiling rose, high skirting boards, radiator and power points.

Lounge

15'7 x 13'0 max

UPVC double glazed bay window to the front, radiator, TV point, power points, gas fireplace, character coving, ceiling rose and internal bifold doors leading through to the dining room.

Dining Room

14'5 x 10'0

UPVC double glazed French doors going onto the extended garden room, storage cupboards with shelving above, radiator, power points and ceiling rose.

Kitchen

12'7 x 10'0

Double aspect with UPVC double glazed window going onto the garden room, UPVC double glazed window to the side, cream shaker base and eye level units with worksurface over, sink and drainer with mixer taps over, Neff electric oven and grill with a half sized electric Neff oven and grill above, electric hob with extractor over, space and point for fridge, space and plumbing for dishwasher, tiled floor, power points and a door leading to the family room.

Family Room

15'4 x 13'0 max

UPVC double glazed bay window to the front, gas fireplace, radiator, power points, TV points, high ceilings, character coving and ceiling rose.

Garden Room

24'0 x 7'4

UPVC double glazed French doors, door to the rear, UPVC double glazed windows to the rear, two skylights in the ceiling, tiled floor, underfloor heating, power points, ceiling fan and light, wall lights, power points, triple storage cupboard and a door leading into the utility room.

Utility Room

10'2 x 5'0

Space and point for tumble dryer, space and

plumbing for washing machine, space and point for American fridge freezer, storage cupboard, power points and a door to the cloakroom.

Cloakroom

UPVC obscured double glazed window to the rear, WC with push button flush, wash hand basin with mixer taps over and a wall mounted electric heater.

Landing

UPVC double glazed window to the front, character coving, ceiling rose, power points, loft hatch with pulldown ladder and it is part boarded.

Family Bathroom

Re-fitted family bathroom, UPVC obscured double glazed window to the rear, WC, pedestal wash hand basin with taps over, bath with taps over and an electric shower, fully tiled walls and wall mounted medicine cabinets and extractor fan.

Bedroom 1

13'0 x 13'0

UPVC double glazed window to the front, radiator, power points, character coving and ceiling rose.

Bedroom 2

13'0 x 13'0

UPVC double glazed window to the front, radiator, decorative fireplace, power points and character coving and a ceiling rose.

Bedroom 3

12'1 x 10'0

UPVC double glazed window to the rear, radiator and power points.

Bedroom 4

10'0 x 8'5

UPVC double glazed window to the rear, radiator, power points, picture rail and airing cupboard with shelving.

Outside

To the front, there's a decorative brick wall with inset iron wrought railings. The storm porch has recently been renovated with the original tiled floor and newly installed half height tiled walls, there's off-road parking to the side and rear which is enclosed by double gates providing extra security, the off-road parking is laid to gravel. The rear garden which is private and enclosed by hedging and panel fencing, it

has a laid to lawn area, a patio seating area which is covered, a further patio seating area, shed to the side, raised flower beds, another patio seating area which spans in front of the summer house.

Single Garage

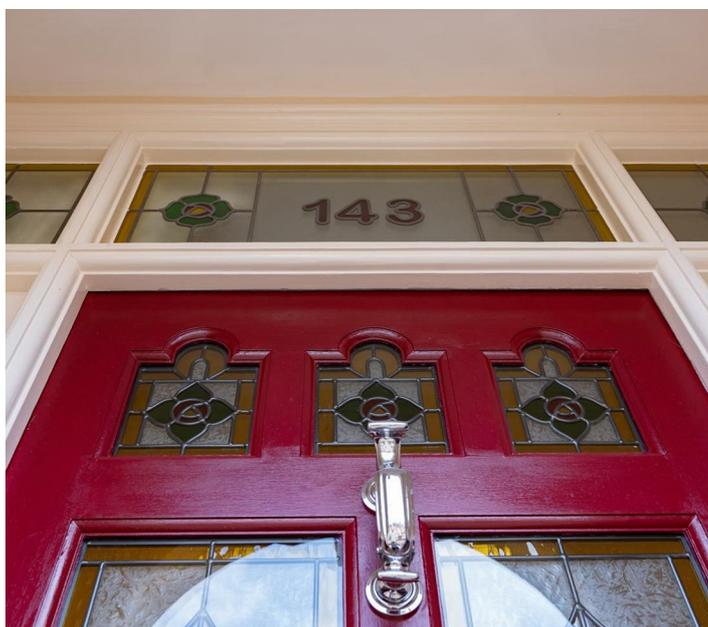
20'6 x 10'0

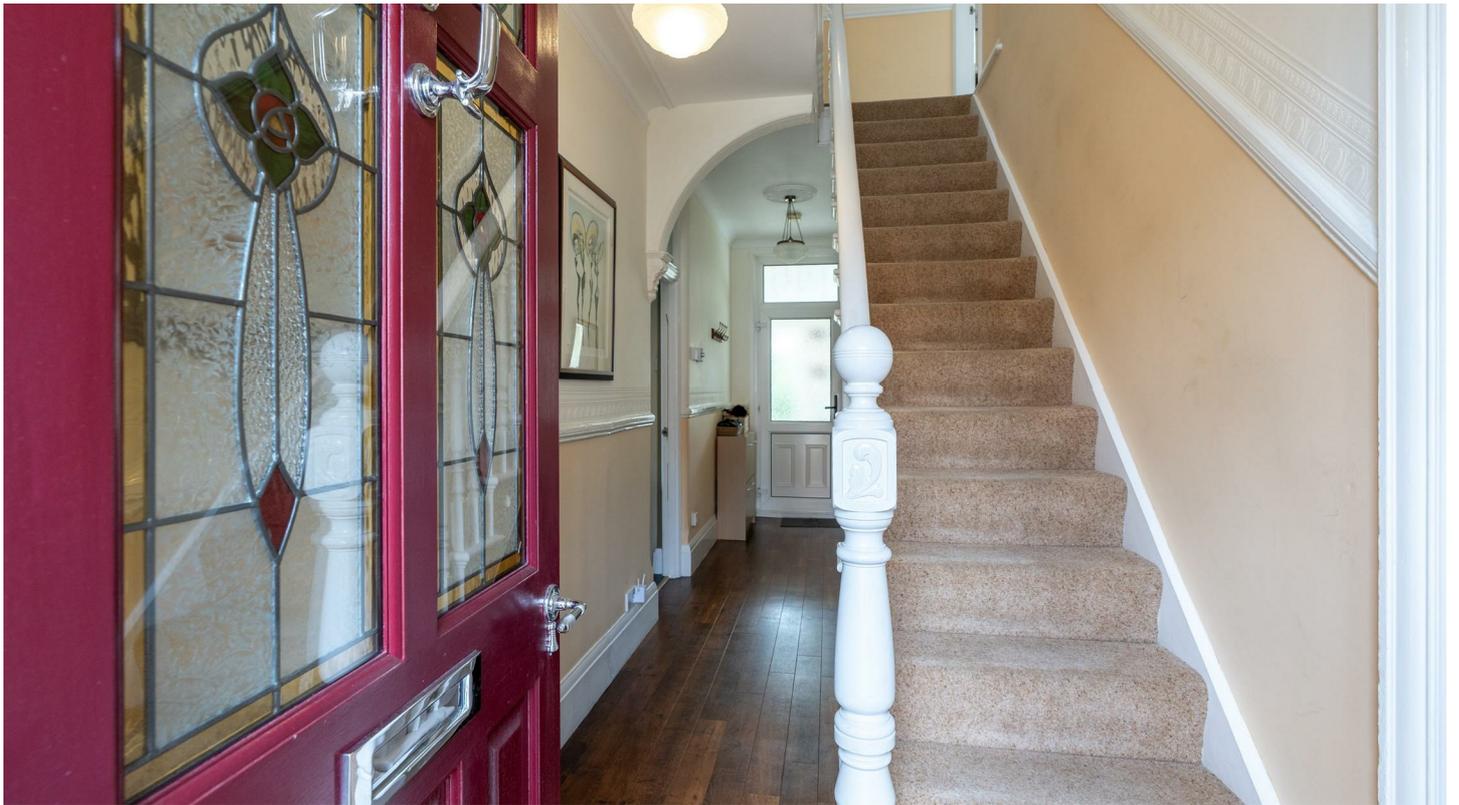
There is a single garage which has a metal up and over door to the front and a single glazed window to the side.

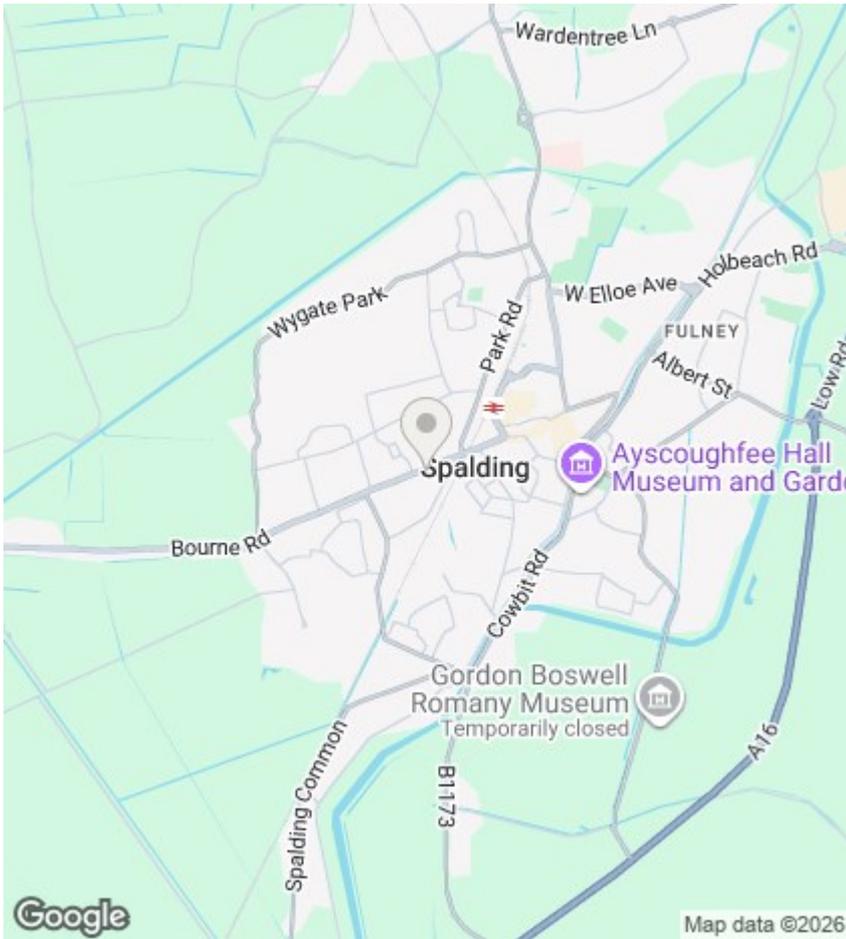
Summer House

10'0 x 8'7

The summer house has French doors to the front and windows to the front.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

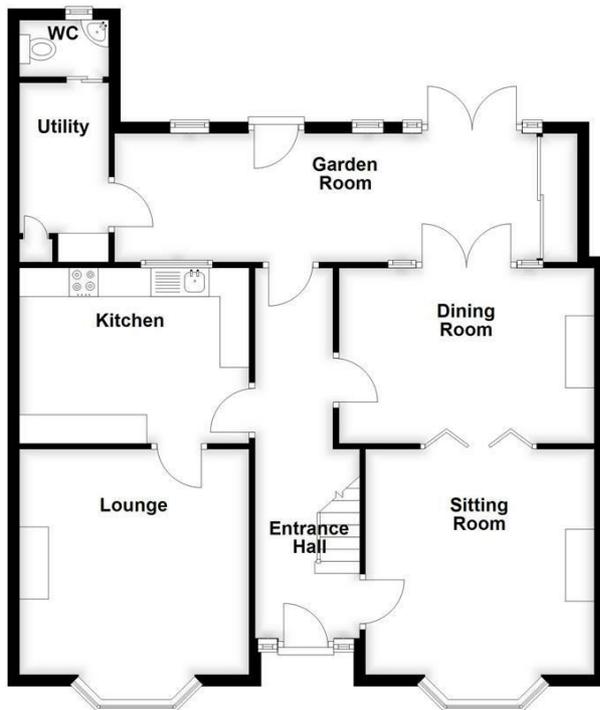
EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

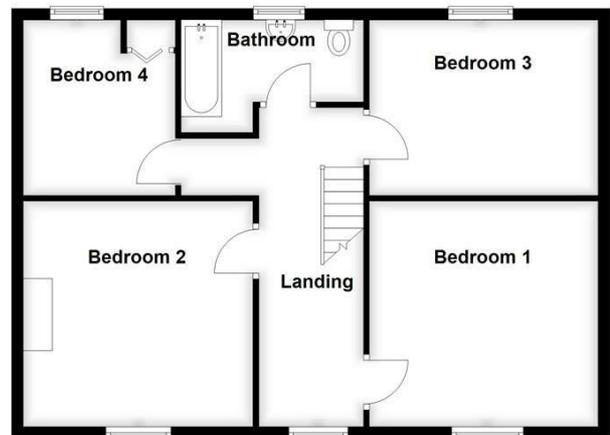
Ground Floor

Approx. 94.4 sq. metres (1016.2 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.5 sq. feet)



Total area: approx. 164.3 sq. metres (1768.7 sq. feet)