

Kings Road, Spalding, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



11 Kings Road, Spalding, Lincolnshire, PE11 1QB

£325,000 Freehold

NO CHAIN!! Winkworth Estate Agents are delighted to offer for sale this impressive detached period home offering fantastic accommodation with separate annex. The property is located within the town centre with all its amenities and benefits from, lounge, dining room and sitting room, modern fitted kitchen with utility room off, three double bedrooms with en-suite facilities and further single fourth bedroom. The annex could potentially be made completely self-contained if required and offers a lounge with bay window, one double bedroom with en-suite. Outside there is a driveway providing plenty of off-road parking and a fully enclosed garden to the rear. We would strongly recommend an internal viewing to fully appreciate what’s on offer with this home.

Four Bedroom Detached Character Home | Three Reception Rooms | Parking for Approx. 5 cars | Annex | Situated Close to Town Centre | EPC - E

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See things differently.





**Hallway** - With double glazed window, door on the left leading to the garden and double-glazed door on the right leading to the driveway, radiator and coat rack. Internal door leading to Annex;

**Annex Bedroom** - 10'6" x 8'4" (3.2m x 2.54m) with double glazed patio doors to the side aspect leading to the garden, radiator. Leading to wet room;

**Annex Lounge** - 18'1" x 10'9" (5.5m x 3.28m) With double glazed windows to the front aspect, double glazed patio doors to the side aspect leading to garden, telephone and TV points, single radiator and door leading to;

**Wet Room** - With shower, WC, wash hand basin, spot lights and extractor fan, suitable for disabled users

**First Floor Landing** - Stairs rising from the entrance hall to a generous sized landing with radiator and access to a very large insulated loft space (potential conversion opportunity)

**Bedroom One** - 13'6" x 12'2" max (4.11m x 3.7m max) With double glazed windows to the side and rear aspects, TV point, radiator and feature fireplace

**Bathroom** - With double glazed window to the side aspect, large shower, hand basin, WC, partially tiled and heated towel rail. Door leading to Bedroom One meaning this bathroom could be used as an en suite

**Bedroom Two** - 12'5" (3.78) into recess plus bay x 11'10" (3.6) With large double glazed bay window to the front aspect, radiator and telephone point, door leading to en suite

**En suite** - With shower, wash hand basin, WC, partially tiled walls, extractor fan, shaving point and heated towel rail

**Bedroom Three** - 14'3" x 11'5" (4.34m x 3.48m) With double glazing to the rear aspect, radiator, TV point, double folding doors leading through to shower room

**Shower Room** - With shower cubicle, wash hand basin, WC, part tiled walls, shaver point and extractor fan

**Bedroom Four/Study** - 8'10" x 6'10" (2.7m x 2.08m) Having double glazed window to the front aspect, TV point and radiator

**Outside** - To the front there is a large driveway with room for approximately 5 cars, with trees and shrubs. To the rear there is a low maintenance mature garden laid to lawn with patio area and shed. There is also a Pod Point EV charging station situated the other side of the outside store.

## ACCOMMODATION

**Entrance Hall** - Having main entrance door with original stained-glass windows with tempered glass either side for protection, double glazed windows to the front aspect, radiator and under stairs storage cupboard. Stairs with original stained-glass window to the side aspect rising to the first floor

**Cloakroom** - With obscured double-glazed window to the side aspect, WC and hand basin

**Lounge** - 15'9" x 15'1" (4.8m x 4.6m) With double glazed windows to the front aspect, bay windows, radiator, TV point, fireplace and wall lights

**Sitting Room** - 17'5" x 11'3" (5.3m x 3.43m) With double glazed windows and door leading into the rear aspect, stone fireplace, TV and telephone points and radiator

**Kitchen** - 12'1" x 12' (3.68m x 3.66m) With double glazed windows to side and rear aspect, fitted kitchen comprising wall and base units, work surfaces, sink and drainer, space for an American double fridge/freezer, induction hob, electric oven including electric microwave/combi oven, island and radiator

**Dining Area** - 14'5" (4.4) x 7'7" (2.3) plus bay into recess With double glazed windows to the side aspect, radiator, fitted wall and base units, small recess into wall currently being used as a wine rack

**Utility Room** - 7'11" x 7'7" (2.41m x 2.3m) With double glazed window to the rear aspect, wall and base units, sink and drainer, room for washing machine, dishwasher and tumble dryer. Leading to;



## LOCAL AUTHORITY

South Holland District Council

## TENURE

Freehold

## COUNCIL TAX BAND

C