



27 St Thomas Road, Spalding

£300,000

FOUR BEDROOM PERIOD PROPERTY WITH CHARACTER FEATURES AND NO ONWARD CHAIN

Four bedroom detached house presented in excellent decorative order and positioned just a short walk away from the town and it's amenities. This period property has been updated throughout yet retains an element of character through it's original features. Boasting four bedrooms, three bathrooms and five reception rooms this property provides fantastic family living and is not to be missed. Accommodation comprises entrance hall, lounge, kitchen-breakfast room, with wc and utility room, snug, study, conservatory, with four bedrooms, two with en-suite and family bathroom. Outside there is a well presented fully enclosed garden. Centrally located close to all town centre amenities as well as bus and train station.

- **FOUR BEDROOM DETACHED HOUSE**
- **CLOSE TO TOWN AND AMENITIES**

- **FIVE RECEPTION ROOMS**
- **THREE BATHROOMS**
- **PRIVATE REAR GARDEN**



ENTRANCE HALL

2.14m x 4.20m (7'0" x 13'9")

Composite entrance door, oak flooring, column radiator, skimmed ceiling, under stairs cupboard, doors to lounge and kitchen. Stairs to first floor.

LOUNGE

6.57m x 4.22m (21'7" x 13'10")

Skimmed ceiling with ornate cornicing. Pvcu double glazed bay window to front, column radiator, TV point, telephone point.

UTILITY ROOM

2.91m x 1.37m (9'7" x 4'6")

Fitted wall units, window to rear, tiled floor, wall mounted gas combi boiler. Space and plumbing for washing machine and tumble dryer.

CLOAKROOM

Window to side, tiled floor, half tiled walls, fitted wc.

KITCHEN/BREAKFAST

4.43m x 3.69m (14'6" x 12'1")

Fitted with a matching range of base and eye level units with solid wood worktop, central island with storage, Range cooker and space for American style fridge freezer, Column radiator, Belfast sink, tiled splashbacks, tiled floor, coving to skimmed ceiling. Opening to:

DINING ROOM

3.90m x 3.71m (12'10" x 12'2")

Skimmed and vaulted warm roof with recessed ceiling spotlights, column radiator, tiled flooring continuing from kitchen, PVCu French doors to garden. Door to:

STUDY

3.95m x 2.80m (13'0" x 9'2")

Skimmed ceiling, column radiator, PVCu double glazed French doors to garden.

SNUG

2.60m x 3.72m (8'6" x 12'2")

Door from kitchen, skimmed ceiling, column radiator.

LANDING

6.25m x 2.64m max (20'6" x 8'8" max)



Doors to bedrooms and bathroom, skimmed ceiling with recessed ceiling spotlights, column radiator, loft access, decorative arched window to side.

BEDROOM 1

8.19m x 2.82m (26'10" x 9'3")

Dressing area with full height fitted furniture opening to vaulted ceiling bedroom with faux beams and recessed ceiling spotlights. PVCu double glazed window to rear. Two vertical radiators. Door to:

ENSUITE

2.58m x 2.01m (8'6" x 6'7")

Fitted with a three piece suite comprising shower cubicle with rain fall power shower over, low level wc and wall mounted twin vanity unit. Heated towel rail, tiled floor, shaver point, skimmed ceiling with recessed spotlights.

BEDROOM 2

3.69m x 4.04m (12'1" x 13'3")

PVCu double glazed windows to front, skimmed ceiling, column radiator, door to:

ENUITE

2.58m x 1.54m (8'6" x 5'1")

Fitted with a three piece suite comprising shower cubicle with power shower, low level wc and wash hand basin. Skimmed ceiling with recessed spotlights, part frosted window to front. Tiled floor, chrome heated towel rail.

BEDROOM 3

3.67m x 2.65m (12'0" x 8'8")

Skimmed ceiling, column radiator, exposed wooden floorboards. PVCu double glazed window to rear.

BEDROOM 4

2.15m x 2.59m (7'1" x 8'6")

PVCu double glazed window to front, radiator. Skimmed ceiling.

BATHROOM

2.54m x 2.13m (8'4" x 7'0")

Fitted with a four piece suite comprising double ended whirlpool bath, shower cubicle with power shower over, wc and wash hand basin. Tiled floor and walls, skimmed ceiling with



recessed spotlights, PVCu double glazed window to rear, heated towel rail.

OFFICE

3.41m x 7.02m (11'2" x 23'0")

Brick outbuilding with power, light and wall mounted heater installed. Two sets of French doors. Currently used as a home office.

OUTSIDE

There is block paved off road parking to the front of the property. The rear garden is accessed through a side gate and has been well landscaped to include lawned area, two patio seating areas and borders. At the end of the garden is an outbuilding currently used as a home office. There is also a timber storage shed and hot tub to be included in the sale.

ADDITIONAL INFORMATION

Freehold with vacant possession on completion. PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

PROPERTY POSTCODE

For location purposes the postcode of this property is: PE11 2XX

ARK PROPERTY CENTRE

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