



Warwick House
St. Thomas Road | Spalding | Lincolnshire | PE11

KEY FEATURES



- A Double Fronted Detached Townhouse, Situated Within Walking Distance to Local Amenities
 - Recently Updated Throughout, Retaining Many Original Period Features
 - Entrance Hall, Three Reception Rooms and an Open Plan Kitchen / Diner / Family Room
 - Four Double Bedrooms, One with an En Suite and a Family Bathroom
 - Gravel Drive and Ample Off-Road Parking for Several Cars
 - Enclosed, Predominantly Lawn, South-West Facing Rear Garden with Patio Terrace
 - Total Accommodation Extends to Approximately 1725 Sq. Ft.
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A very attractive, Victorian house of fine proportions stands in a popular street in the centre of the market town of Spalding, known in particular for its Georgian architecture, excellent grammar schools and pretty river running through the middle of town. This well presented home offers four generous double bedrooms, a fully fitted en suite and family shower room upstairs, and three reception rooms, a large kitchen open to a dining or living area and a utility with separate WC downstairs. There is a lovely connection to the sizeable, walled back garden and much parking is provided on the gravel drive to the front and side of the house.

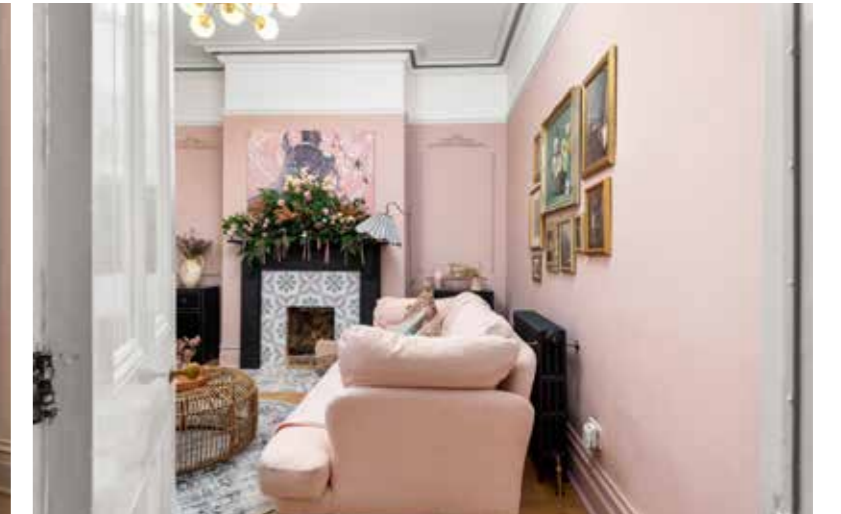
Arguably, the property is the most desirable house in this part of the street with its fine features, being detached, having the largest garden - due to the drive at the front and especially down the side - and having the perfect orientation: facing south and west at the back. The double-fronted property with a yellow brick façade, was built in the early to mid-1870s and retains many original decorative features both inside and out with large bays with their original sash windows to the front while exceptionally high ceilings throughout give a sense of splendour and enhance the feeling of space.





At the back modern, double-glazed windows and French doors also allow in plenty of natural light. However, if there is a hankering to develop the property further with a contemporary rear extension, planning permission was granted in September 2022 for a very striking addition.

The owners have made a number of improvements to the property including securing consent for the rear extension. "We built the walls at the front of the house and installed the metal gates down the side, planting some new trees at the same time; you can park at least five cars on the gravel drive," informs the owner. "The back garden is completely sealed off by timber fencing; it's pretty private and enclosed by - probably the original - brick walls on three sides which are six foot high, with additional timber screening above. It's a great size, very sunny and where we can appreciate the beautiful sunsets sitting out on the gravel and flagstone patio in the evenings. There's a useful, large timber storage shed and a little Wendy house in the corner. A hornbeam tree, a young rowan, lavender and pampas grass provide colour and interest."







Inside, the house has generous rooms with a decorative flavour that marries the old and the new. Some of the original fireplaces have been revamped with modern tiles but the old surrounds retained. The owners have recently laid new timber floorboards in the main reception room, floor tiles in the entrance hall, installed top quality shutters to the bay windows and Venetian blinds elsewhere, and redecorated throughout. "The use of rooms is very versatile," she continues. "We have chosen to have the principal bedroom at the front but the previous owners had it at the back to enjoy the big en suite bathroom. The kitchen is a lovely, sunny space that leads into a dining area at the end with French doors onto the garden. There's another door to the garden at the side and further French doors from the formal dining room at the back."

The kitchen is fitted with classic units topped with solid quartz. An island incorporating a breakfast bar houses an induction hob and has space for a

wine cooler, available but currently unused in the garage. There is an eye-level AEG double oven and an integrated dishwasher and fridge freezer concealed in the units. Storage is not an issue here. A good-sized utility leads off the kitchen (and on into a downstairs WC), a spacious cupboard for coats and boots is under the stairs, and there is a big loft.

The house is ideal for a family but equally for a couple that may want to commute with the station so conveniently close. Spalding is served by superb state schools, all within walking distance, both at primary and secondary level. Spalding Grammar (for boys) founded in 1588 is rated Good by Ofsted and situated almost opposite, and the High (for girls) rated Outstanding, is just a short walk on the other side of the river. There are several good state primary schools and the highly regarded prep school, Ayscoughfee Hall School, is only a few minutes' walk.





Spalding is a thriving market town filled with handsome historic properties, both Georgian and Victorian, independent and high street shops, The South Holland Arts Centre, sports clubs and facilities including a swimming pool, a wealth of supermarkets, pubs, restaurants and cafes, all just round the corner. On the outskirts of town is Johnson's Hospital, as well as the popular Springfields Shopping Centre which can be reached in a novel way by river taxi along the River Welland.

Road links are good with the A16 also on the edge of town, the A17 just north and the A1 about half an hour's drive. Trains from Spalding station - only a few minutes' walk - take around 20 minutes to Peterborough where fast trains to central London take about 45 minutes, making this an attractive place from which to commute.

"It's a fabulous family home," concludes the owner. "There is lots of space inside and out, and we're in a lovely area. We love the town and everything you need is easily accessible."



AGENT'S NOTES

LOCAL AUTHORITY:
South Holland District Council

SERVICES:
Mains Electricity, Water, Drainage and Gas Central Heating

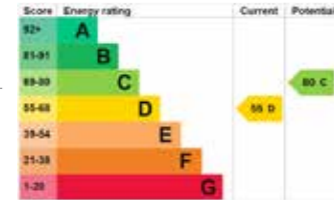
Council Tax Band: D

TENURE: Freehold

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

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Approx. Gross Internal Floor Area 1725 sq. ft / 160.25 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



LOCATION



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