



## 78 LONDON ROAD

SPALDING, PE11 2TN

**£565,000**  
**FREEHOLD**

This exceptional 4/5-bedroom Victorian detached home effortlessly blends timeless elegance with modern living. Lovingly renovated to an outstanding standard, it retains stunning period features while offering spacious, versatile accommodation across three floors. Highlights include a showstopping open-plan kitchen with glass access to a wine cellar, multiple reception rooms, a luxurious master suite, and a dedicated home office. Outside, the property boasts incredible kerb appeal with a beautifully kept front garden, large gravel driveway, and a landscaped two-tiered rear garden with characterful patio areas—perfect for entertaining or family life. This is a truly unique home that offers charm, space, and quality in equal measure.

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- Stunning Victorian Character • Spacious & Versatile Layout • Immaculate Renovation • Showstopping Kitchen • Beautiful Garden & Grounds • Impressive Curb Appeal • Luxury Bathrooms • Wine Cellar Feature • Substantial Garage & Utility Spaces • Prime Location



## Key Features

Stunning Victorian Character – Beautifully preserved period features throughout, including fireplaces, sash windows, and ornate detailing.

Spacious & Versatile Layout – 4/5 bedrooms, 3 reception rooms, and a dedicated home office offer excellent flexibility for family living and working from home.

Immaculate Renovation – Lovingly updated to a high standard while retaining original charm—ready to move into without lifting a finger.

Showstopping Kitchen – High-spec open-plan kitchen with Velux windows, feature wine cellar access, and direct garden connection.

Beautiful Garden & Grounds – Two-tiered landscaped rear garden with patio areas, lawn large enough for croquet, and mature planting.

Impressive Curb Appeal – Well-maintained front garden and gravel driveway highlight the home's grandeur and historic charm.

Luxury Bathrooms – Contemporary family bathroom and en-suite, both finished to an exceptional standard.

Wine Cellar Feature – Unique glass-floored wine cellar beneath the kitchen adds a wow factor and practicality.

Substantial Garage & Utility Spaces – Large garage, expansive utility room, and garden shed provide ample storage and convenience.

Prime Location – Quiet, sought-after setting with easy access to local schools, amenities, and transport links.

## Entrance Hall

Entrance Hall – A grand and welcoming entrance with original Victorian character, striking patterned floor tiles, and a sweeping feature staircase with central carpet runner. Generous under-stair storage adds practicality. (7.32m x 2.18m)

## Dining Room

Dining Room – A bright and spacious formal dining room with rich hardwood flooring and a charming fireplace. Ideal for entertaining. (4.88m x 4.45m)

## Sitting Room

Sitting Room – A beautifully presented sitting room with a bay window, feature fireplace, and a perfect blend of original Victorian detailing and tasteful modern touches. (4.34m x 4.11m)

## Living Room

Double door, open plan, door to:

## Kitchen

Kitchen – The heart of the home: an impressive open-plan kitchen finished to a high specification. Velux roof windows with electric openers flood the space with natural light. Includes a unique glass access to the wine cellar and double doors leading out to the rear patio and garden. (4.34m x 5.97m)

## Wine Cellar

Basement

Wine Cellar – A unique and stylish feature of the home, the wine cellar is accessed via a glass floor hatch in the kitchen. Beautifully lit and full of character, it offers a perfect space for wine storage and display. (1.70m x 4.56m)

## Hallway

With door to rear garden and utility room and home office space. Ample room for coat rack and shoes

## Downstairs Shower Room

Shower Room – Conveniently located downstairs shower room with WC, wash basin, and walk-in shower. Includes a large adjoining storage/airing cupboard.

## Garage

Garage – Generously proportioned garage with up-and-over door to the front and rear access, ideal for secure parking or additional storage. (4.70m x 4.24m)

## Utility

Utility Room – A substantial utility space featuring a sink, storage units, and ample room for laundry appliances. (3.51m x 3.12m)

## Office

Home Office – A purpose-built, insulated office with heating, electricity, and double glazing. A superb all-season workspace perfect for remote working. (4.29m x 2.74m)

## Landing

Landing – An impressive and spacious landing area that showcases the home's period charm and links the upstairs rooms beautifully. (4.16m x 3.17m)

## Bedroom 1

Bedroom 1 (Principal Bedroom) – A generous master suite with elegant character features, built-in storage, and a separate dressing area. (4.80m x 4.39m)

## En-suite Shower Room

En-suite Shower Room – Stylishly appointed with contemporary fittings including a walk-in shower, WC, and wash basin. Finished to an exceptional standard. (2.54m x 1.37m)

## Bedroom 2

Bedroom 2 – A spacious double bedroom with built-in wardrobes and a dedicated work/study area. (4.47m x 4.11m)

## Bedroom 3

Bedroom 3 – A large bedroom overlooking the rear garden, complete with storage cupboards. (2.69m x 3.40m)

## Bedroom 4

Bedroom 4 – A dual-aspect room with windows to the side and rear, period fireplace, and two storage cupboards. (4.24m x 3.58m)

## Study/Bedroom 5

Study / Bedroom 5 – A flexible space perfect as a study, reading nook or additional bedroom. (3.18m x 1.85m)

## Bathroom

Family Bathroom – A luxurious family bathroom featuring a freestanding bath, tiled flooring, wash basin, WC, and a large airing cupboard. (2.74m x 2.77m)

## Outside Space

Outside Space

The front of the property boasts exceptional kerb appeal, with a beautifully maintained front garden that perfectly complements the home's timeless Victorian character. A generous gravel driveway offers ample off-road parking and enhances the grandeur of the approach.

To the rear, the garden is a true highlight—extensively landscaped and full of charm. A characterful patio area, once the site of an old well (now safely covered), creates a tranquil setting for outdoor dining or relaxation. A second patio space features elegant hardwood decking, ideal for entertaining or enjoying the afternoon sun.

The garden is set over two tiers and is remarkably well kept—spacious enough for a game of croquet and perfect for family life or garden parties. A slabbed pathway leads back toward the house, passing through lush greenery and connecting to a generous utility area, the kitchen, the rear living room, and the dedicated home office. A large garden shed offers excellent storage, completing this wonderful outdoor retreat.

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Your Local Property Experts

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

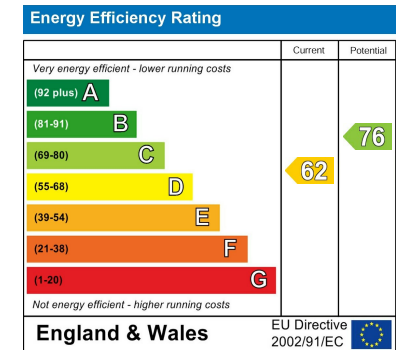
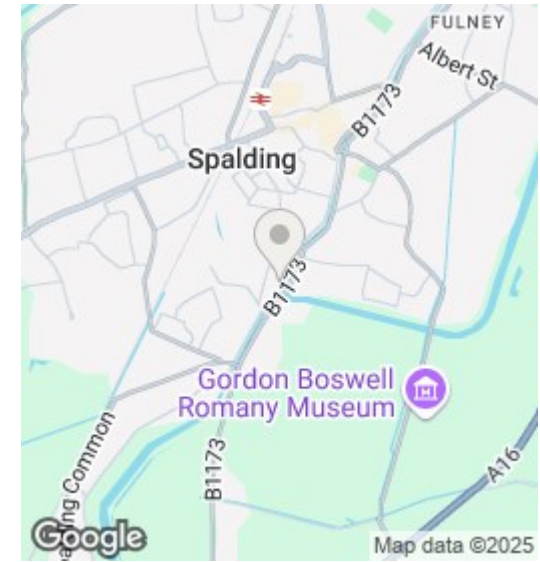
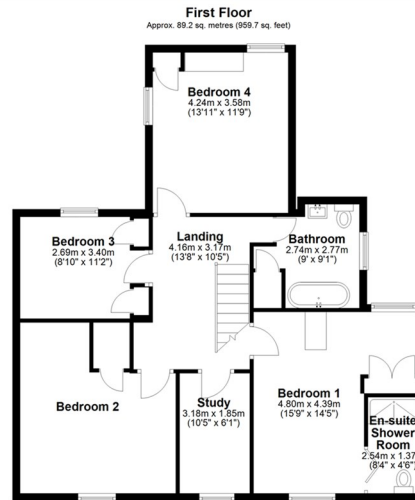
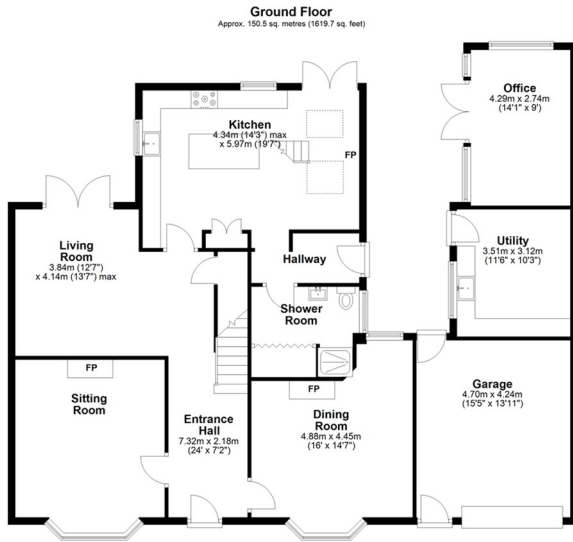
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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