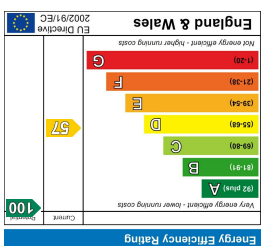


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



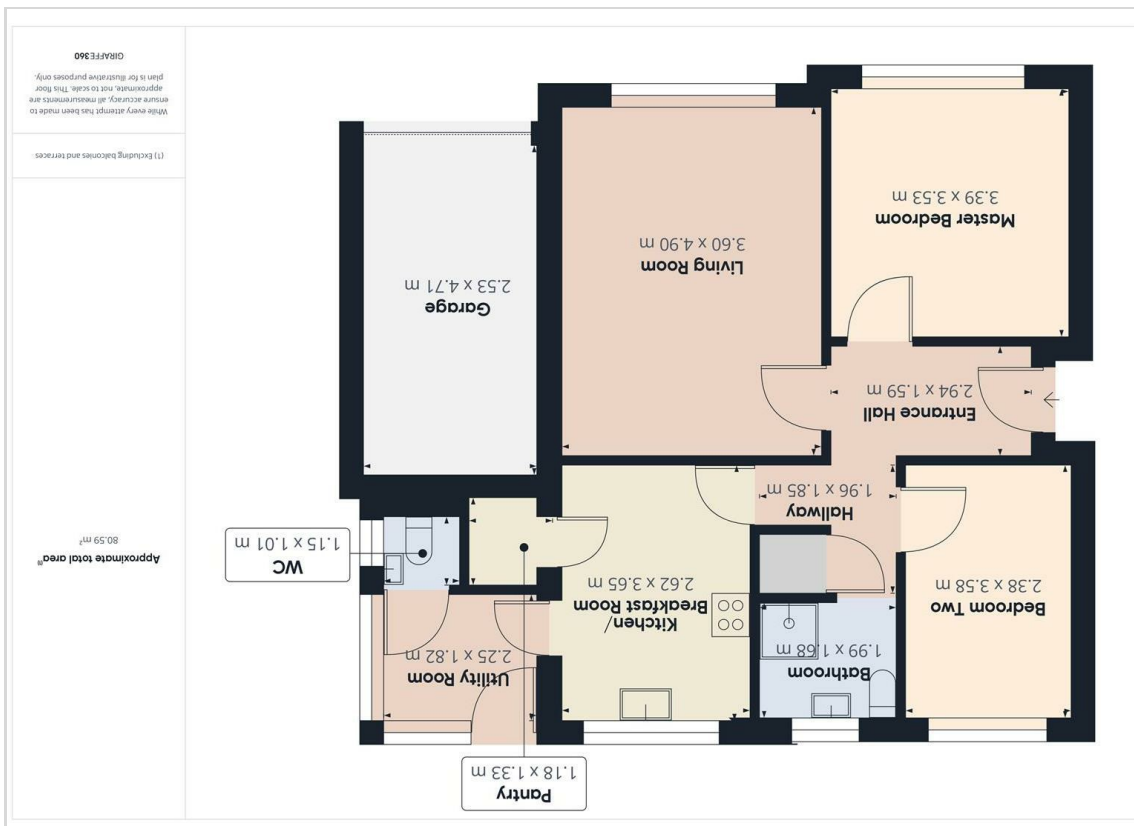
Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



St. Polycarps Drive

Holbeach Drove, Spalding, PE12 0SF

Guide Price £245,000 - Freehold , Tax Band - B





## St. Polycarps Drive

Holbeach Drove, Spalding, PE12 0SF

An impressive detached bungalow within a quiet residential Cul-de-Sac in the popular Lincolnshire village of Holbeach Drove, offering easy access to Peterborough, Spalding, and Wisbech. Having recently undergone a full refurbishment to a high standard by the current owners, the property is now in a move in ready condition and offers well-proportioned living accommodation throughout. As you approach the property to the front elevation there is a lawned front garden and driveway providing off street parking for one to two vehicles. Internally comprising of an entrance hall with new LED downlights and providing central access to all main living areas, spacious living room, two bedrooms, modern three-piece shower room, and a kitchen breakfast room with tiled flooring, as well as featuring granite worktops and integrated appliances. Off the kitchen there is a utility room with two-piece cloakroom accessed from here, as well as a rear door giving access to the garden. The rear garden is mainly laid to lawn and is of a generous size, as well as benefiting from being directly south facing. We highly recommend a viewing to appreciate the impressive accommodation on offer.



### Entrance Hall

9'7" x 5'2"

### Living Room

11'9" x 16'0"

### Hallway

6'5" x 6'0"

### Kitchen/Breakfast Room

8'7" x 11'11"

### Pantry

3'10" x 4'4"

### Utility Room

7'4" x 5'11"

### WC

3'9" x 3'3"

### Master Bedroom

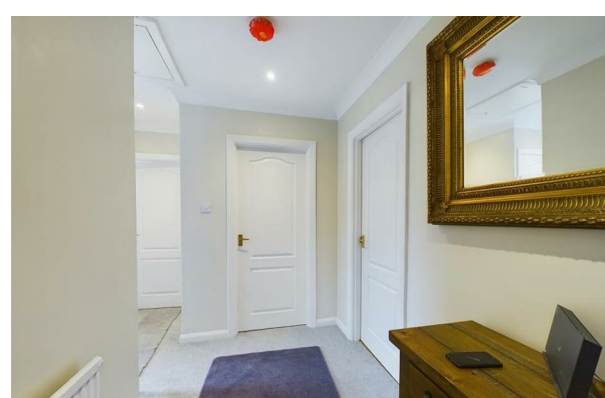
11'1" x 11'6"

### Bedroom Two

7'9" x 11'8"

### Bathroom

6'6" x 5'6"



### Garage

8'3" x 15'5"

### EPC - D

57/106

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

Verified Material Information  
Council tax band: B  
Council tax annual charge: £1557.6 a year (£129.8 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Septic tank  
Heating: Central heating  
Heating features: None  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Great, Vodafone - Excellent, Three - Great, EE - Great

Parking: Driveway and Garage  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes, undefined  
Energy Performance rating: D (potential rating is A)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

