



**Offers in the region of £350,000 Freehold**



**45 Fen Road, Holbeach, Lincolnshire, PE12 8QA**

A superb 3-bedroom, executive-style bungalow sitting on a very generous plot (just under ¼ acre), set well back from the kerbside and within easy walking distance of the town centre. This extremely spacious bungalow has a super-sized fitted kitchen with a utility room and separate cloakroom off, and an L-shaped living / dining room with patio doors to the garden. There are 3 double bedrooms with a contemporary en-suite shower to the master bedroom and a further large, modern family sized bathroom. The bungalow sits centrally on its plot with neat lawns, a summerhouse and field views. To the front is a large driveway providing off-road parking for several vehicles leading to the integral double garage.

Holbeach is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is approximately 19-minute drive away and provides a wide variety of local shops, schools and entertainment including pubs and restaurants.

**LONG SUTTON**

**Hallway**

15'3" x 13'3" (4.66 x 4.05)

Textured and ornate coved ceiling. Part uPVC part double glazed front door with matching window panel to front. Access to cloak cupboard and linen cupboard with shelving. 2 x radiators. Double power points. Telephone point. Broadband point. Wood effect flooring.

**Living Room**

16'3" x 12'8" (4.97 x 3.88)

Coved and textured ceiling. Ceiling medallion. uPVC double-glazed bow window to front. Feature flame effect gas fire with decorative wooden surround. Power points. TV aerial socket. Radiator.

**Dining Room**

11'10" x 10'0" (3.63 x 3.06)

Coved and textured ceiling. Ceiling medallion. uPVC double-glazed French doors to garden. Power points. Radiator.

**Kitchen**

11'10" x 11'4" (3.61 x 3.46)

Coved and textured ceiling. uPVC double-glazed window to front. Matching wall and base units. Worktops over and drawer storage. Polycarbonate 1 1/2 bowl sink and drainer with mixer tap. Tiled splashbacks. 4-ring 'Neff' gas hob with extractor over. 'Belling' eye-level integrated oven and grill. Integrated dishwasher. Intergrated low-level fridge. Power points. Radiator. Door to utility room. Wood effect floor.

**Utility Room**

8'6" x 5'10" (2.61 x 1.78)

Coved and textured ceiling. Part uPVC part double-glazed door to side. uPVC double-glazed window to side. Wall and base units with worktop over. Tiled splashback. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wood effect flooring.

**Cloakroom**

5'10" x 2'10" (1.78 x 0.87)

Coved and textured ceiling. uPVC double-glazed privacy window to side. Pedestal hand basin. Low-level WC. Radiator. Wood effect flooring.

**Shower Room**

9'9" x 7'8" (2.98 x 2.35)

Textured and coved ceiling. uPVC double-glazed privacy glass window to side. Vanity hand basin and concealed cistern WC with storage. Step-in shower cubicle with 'Aqualisa' pre-warming shower. Extractor fan. Heated towel rail.

**Bedroom 1**

14'4" (max) 12'1" (min) x 11'5" (4.389 (max) 3.69 (min) x 3.50)

Coved and textured ceiling. uPVC double-glazed window to rear. Range of wardrobes with hanging rails and storage shelving with over-bed storage. Shirt cupboard with bi-fold doors. Radiator. Power points.

**En-suite**

5'7" (to shower cubicle) x 4'5" (1.72 (to shower cubicle) x 1.37)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Vanity sink and concealed cistern WC with storage. Step-in shower cubicle with mains fed shower. Heated towel rail. Extractor fan.

**Bedroom 2**

11'11" x 9'10" (3.64 x 3.00)

Coved and textured ceiling. uPVC double-glazed window to rear. Built-in double wardrobe. Radiator. Power points

**Bedroom 3 / Office**

11'10" x 8'11" (3.63 x 2.72)

Coved and textured ceiling. uPVC double-glazed window to rear. Radiator. Power points.

**Garage**

19'4" x 18'4" (5.90 x 5.60)

Double garage with twin electric roller doors. Part uPVC part double-glazed door to garden. 'Baxi' gas combi boiler serving heating and hot water. Matching wall and base units with worktop over. Stainless steel sink and drainer with cold water tap. Electric and lighting. Space for tall fridge freezer/chest freezer/tumble dryer. Outside tap, Access to loft space.

**Outside**

To the rear of the property is a fully enclosed garden, laid to lawn with surrounding flower beds. A patio offers the perfect spot to enjoy the sun with friends and family. Pedestrian gates to both sides of the property, providing access to the front. 1 x wooden shed. 1 x wooden summer house. Outdoor double power point. This property benefits from PVC soffits and fascias. To the front of the property is a lawn, decorated with various mature shrubs, bushes and trees. A gravel driveway offers off-road parking for 4 x vehicles with further space in the double garage.

**Services and Further Information**

Mains electric, water and drainage are all understood to be installed at this property, but purchasers should make their own enquiries to the relevant authorities.

Central heating type - Gas

Broadband and mobile phone coverage can be checked using the following link – <https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk) [www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Energy Performance Certificate**

EPC Rating Band D. If you would like to view the full EPC then please enquire at our Long Sutton office.

**Council Tax**

Council Tax Band D. For more information, please contact South Holland District Council. Tel: 01775 761161

**Directions**

From our offices head north-west on Market St/B1359 towards Gedney Roundabout 1.5 miles. At the roundabout take the 3rd exit onto the A17. Travel 2.4 miles and turn left onto Foxes Low Rd. At the junction turn right onto Fleet Road, after 0.8 miles turn left onto St Johns Street, at the junction turn left onto Barrington Gate. At T junction bear left onto Fen Road and the property can be found after 0.8 miles, on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained for the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00 am to 5.30 pm and Saturday 9.00 am to 1.00 pm

Please visit [www.geoffreycollings.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.