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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



17 Park Lane, Holbeach PE12 7EH

£169,995 Freehold

- Close to Amenities and Schools
- Off Road Parking
- 2 Double Bedrooms
- Gas Central Heating
- Viewing Recommended

2 bedroom semi-detached property situated in a prime location of the popular town of Holbeach. Accommodation comprising entrance lobby, lounge diner, kitchen breakfast room, utility/cloakroom, 2 double bedrooms and family bathroom. Multiple off-road parking and enclosed rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Obscured UPVC double glazed door leading into:

ENTRANCE LOBBY

Centre light point, smoke alarm, staircase rising to first floor, door into:

LOUNGE DINER

9' 0" x 25' 1" (2.76m x 7.66m) UPVC double glazed bay window to the front elevation, coved ceiling, centre light point, 3 double wall lights, laminate flooring, fitted electric fire, 2 double radiators, understairs storage cupboard with shelving. Door into:

KITCHEN BREAKFAST ROOM

9' 4" x 11' 10" (2.86m x 3.61m) Obscured UPVC double glazed door to the side elevation, UPVC double glazed window to the side and rear elevations, skimmed and coved ceiling,



centre strip light, radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, integrated ceramic electric hob, integrated stainless steel fan assisted electric oven, extractor hood over. Door into:

UTILITY ROOM/CLOAKROOM

5' 4" x 7' 4" (1.63m x 2.26m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, wall mounted Worcester gas boiler, plumbing and space for washing machine, carbon monoxide detector, fitted low level WC and base unit with inset stainless steel sink with mixer tap.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

3' 3" x 10' 7" (1.0m x 3.25m) Coved and textured ceiling, centre light point, smoke alarm, radiator.

BEDROOM 1

8' 10" x 11' 11" (2.71m x 3.64m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, fitted wardrobe with hanging rail.

BEDROOM 2

8' 5" x 10' 5" (2.58m x 3.19m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, double radiator.

FAMILY BATHROOM

6' 10" x 8' 11" (2.09m x 2.72m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, access to loft space, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks, bath with taps and fitted thermostatic shower over with shower screen.

EXTERIOR

Dwarf brick wall with gravelled garden to the front with driveway providing multiple off-road parking. External lighting. Side access gate leading into:

REAR GARDEN

Cold water tap, gravelled patio area, laid to lawn with a wide range of mature shrub and tree borders. Wooden summerhouse. Fenced boundaries to both sides.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights take the second left into Park Road, follow the road down and then take a right hand turning into Park Lane. The property is on the left hand side.

AMENITIES

The property is within easy walking distance of Holbeach town centre offering primary and secondary schools, shopping and leisure facilities, doctors surgeries etc. Easy access to the larger towns of Spalding and Kings Lynn and the city of Peterborough.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11474

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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