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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



19 Damgate, Holbeach, PE12 7BH

£450,000 Freehold

- 5 Bedroom Detached Home
- Large Established Rear Garden
- Integral Garage
- Long Front Garden
- Ample Off-Road Parking

Deceptively spacious well-appointed 5-bedroom detached house in favoured location with generous sized established gardens, ample off-road parking and large garage. The property is superbly presented throughout and can only be truly appreciated by means of a full inspection.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Recessed storm porch area with external electric light and obscure glazed UPVC door opening into:

RECEPTION HALL

12' 0" x 6' 2" (3.68m x 1.88m)

Radiator, Karndean flooring, staircase off, coved cornice, ceiling light, door to:



LOUNGE

21' 9" x 11' 10" (6.65m x 3.61m)

2 large UPVC windows to the front elevation, 2 radiators, log burner, Karndean flooring, coved cornice, 2 ceiling lights, pair of doors opening into:



DINING ROOM

9' 8" x 11' 1" (2.95m x 3.39m)

Karndean flooring, UPVC window to the rear elevation, coved cornice, ceiling light.



Centrally located with access to Lounge, Inner Hallway and the Playroom.



Archway Leading to:

PLAY ROOM/STUDY

11' 5" x 8' 4" (3.49m x 2.56m)

UPVC window to the rear elevation, coved cornice, ceiling light, radiator, Karndean flooring.



Also from the Reception Hall a door with 2 obscure glazed panels leads into:

INNER HALLWAY

16' 6" x 3' 6" (5.03m x 1.08m) average Karndean flooring, personnel door to the Garage, understairs store cupboard, further storage cupboard, door to:



FITTED BREAKFAST KITCHEN

19' 5" x 12' 11" (5.94m x 3.94m)

Extensive range of fitted units comprising numerous base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl stainless steel single drainer sink unit with mixer tap.



Intermediate wall tiling, built-in Belling electric double oven, 4 burner gas hob and multi speed cooker hood, integrated dishwasher, peninsular breakfast bar, eye level wall cupboards, pelmet lighting over the sink area, UPVC window to the rear elevation.



Central Island with worktop and fitted base cupboards and drawers beneath, 3 ranges of adjustable spotlights, UPVC side window, radiator.



GROUND FLOOR WET ROOM

6' 2" x 6' 3" (1.90m x 1.92m)

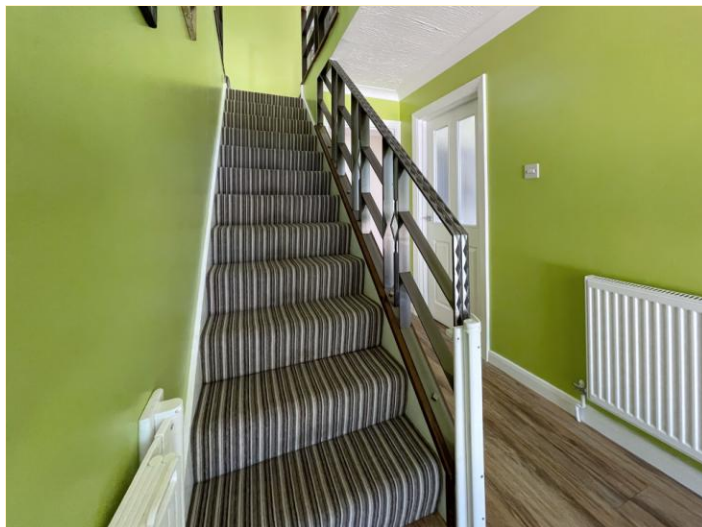
Non-slip flooring, walk-in shower area with Triton electric shower, low level WC, bracket hand basin, obscure glazed UPVC window, coved cornice, ceiling light, radiator, extractor fan.



UTILITY ROOM

8' 8" x 6' 6" (2.65m x 2.00m)

Roll edged worktops, single drainer stainless steel sink unit, base cupboards and drawers, plumbing and space for washing machine, further appliance space, coved cornice, ceiling light, UPVC window to the rear elevation.



From the Reception Hall the carpeted staircase with stylish metal and glass bannister rises to:

GALLERIED FIRST FLOOR LANDING

Access to loft space with fold down ladder, door to:



BATHROOM

6' 9" x 10' 5" (2.06m x 3.19m)

Inset bath with side mounted mixer tap and shower attachment plus wall mounted power shower over with tiled surround, bracket hand basin, low level WC, half tiled walls, vertical radiator/towel rail, recessed ceiling lights, coved cornice, radiator, obscure glazed UPVC window.



BEDROOM 1

17' 5" x 13' 0" (5.33m x 3.97m)

UPVC window to the front elevation, range of fitted furniture comprising large corner wardrobe unit with multiple wardrobes and extensive range of drawers, coved cornice, ceiling light, radiator, TV point.



BEDROOM 2

10' 5" x 13' 4" (3.18m x 4.07m) maximum

Coved cornice, TV point, radiator, UPVC window to the rear elevation.



BEDROOM 3

11' 2" x 11' 7" (3.42m x 3.54m) minimum

UPVC window to the front elevation, coved cornice, ceiling light, radiator, fitted wardrobe with hanging rail.



BEDROOM 4

11' 1" x 11' 1" (3.40m x 3.39m)

UPVC window to the rear elevation, recessed wardrobe with hanging rail, radiator, coved cornice, ceiling light, built-in linen cupboard.



BEDROOM 5

9' 6" x 7' 5" (2.90m x 2.28m) maximum

UPVC window to the front elevation, coved cornice, ceiling light, radiator.



EXTERIOR

The property is set nicely back from the road with an extensive shaped lawn, stocked bed with mature trees and shrubs and a gravelled multi car driveway offering extensive off-road parking and in turn leading to:

INTEGRAL GARAGE

18' 1" x 12' 11" (5.53m x 3.95m)

Up and over door, textured ceiling, concrete floor, strip light, power points, cold water tap, modern wall mounted Glow Worm gas fired central heating boiler, personnel door.

To the side of the Garage a hand gate leads down the side of the property opening into:

ESTABLISHED REAR GARDENS

Extensive lawn, shaped stocked borders with a variety of shrubs, plants, bushes and flowers, extensive paved patio part covered by:

OPEN SIDED SUN CANOPY

15' 3" x 12' 2" (4.66m x 3.73m)

Pitched glazed roof offering a pleasant and pleasurable seating/entertaining area. Outside light and tap.

At the rear of the gardens there is a pleasant, paved seating area with a low capped brick wall and a large store shed.

AMENITIES

The town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial, educational and medical facilities. The larger town of Spalding is 8 miles distant, Boston, Kings Lynn and the city of Peterborough are also easily accessible by road. Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, areas 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 for any prospective purchaser. The agent, valuer and valuer's office do not warrant or guarantee the accuracy of the floorplans or measurements shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and continue to Holbeach following the road down into the town and at the centre proceed straight on at the traffic lights (third exit) into the High Street. Continue into Fleet Street and Fleet Road and then take a right hand turning into Damgate where the property is situated on the left-hand side.

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: S11491 (27 June 2024)

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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