

EST 1770



# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 1 Manor Drive, Holbeach PE12 7LY

**£239,950 Freehold**

- Well Presented Bungalow
- Walking Distance of Town
- Cul-de-sac Location
- Enclosed Rear Gardens
- No Onward Chain

Two bedroom, detached bungalow in convenient, sought after cul-de-sac location. Convenient for local shops and the town centre. Well presented throughout with gas central heating and UPVC windows. Garage and gardens. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





Obscure glazed UPVC front entrance door with similar side panel to:

#### **RECEPTION HALL**

Fitted carpet, doorbell chime, smoke alarm, ceiling light, radiator, access to loft space, telephone point, doors cupboard with hanging rail and shelving.

#### **LOUNGE**

13' 2" x 12' 1" (4.03m x 3.70m) Dual aspect with UPVC windows to the front and side elevations, fitted carpet, coal effect electric fire set within decorative surround, coved and textured ceiling, ceiling light, radiator.

#### **BEDROOM 1**

12' 2" x 11' 8" (3.71m x 3.57m) UPVC window to the front elevation, four door wardrobe unit, fitted carpet, radiator, coved cornice.





## BEDROOM 2

10' 11" x 10' 4" (3.33m x 3.17m) UPVC window to the rear elevation, two door wardrobe unit, radiator, coved cornice, ceiling light, fitted carpet.

## SHOWER ROOM

6' 10" x 5' 4" (2.09m x 1.65m) Shower cabinet, pedestal wash hand basin with mixer tap, low level WC with push button flush, tile effect vinyl floor covering, fully tiled walls, extractor fan, ceiling light, vertical radiator/towel rail, obscure glazed UPVC window.

## KITCHEN

12' 0" x 9' 4" (3.68m x 2.87m) Range of modern units comprising base cupboards and drawers, worktops, intermediate wall tiling, eye level wall cupboards, free standing Belling electric cooker with cooker hood above, Bosch undercounter fridge and freezer, Bosch washing machine, shelved provision cupboard with venetian blind, wall mounted Potterton gas fired central heating boiler, UPVC window to the side elevation, radiator, recessed ceiling lights, coved cornice, timber framed single glazed unit overlooking and half glaze timber door opening into:

## LEAN TO / CONSERVATORY

11' 3" x 5' 7" (3.45m x 1.72m) Fitted worktop, power points, wall light, mono-pitch perspex type roof, glazed UPVC external entrance door.

## EXTERIOR

At the front of the property there is a predominantly paved garden area with raised stocked planter, stocked border and neat hedgerow to the front boundary. The garden continues round to the side where there is an extensive lawned area and one of two gated accesses into the rear garden. The block paved driveway provides useful parking space with a further part fenced lawned area to the left hand side, second access gate to the rear garden, access to:

## ATTACHED GARAGE

17' 10" x 8' 2" (5.45m x 2.49m) Brick construction with up and over door, concrete floor, obscure glazed side window, gas and electricity meters, power and lighting, internal rear lobby, outside tap, access to:

## SEPARATE WC

Low level suite, obscure glazed UPVC window, ceiling light.

## BRICK STORE

With worktop, power and lighting.

## ENCLOSED REAR GARDENS

Comprising two lawned areas with pathways, patio and small summer house/shed. Close boarded timber fence to the rear boundary, outside lights.

## GENERAL INFORMATION

A nicely presented bungalow offering pleasant, well proportioned accommodation ready for immediate occupation.

## DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach. Continue into the town centre at the traffic lights take the first left hand turning into Boston Road South. Continue past the Tesco supermarket then take the second right hand turning into Manor Drive and the property is the second on the left hand side.

## AMENITIES

Local supermarkets, other shops and the town centre all within easy walking distance. Holbeach has a variety of facilities and further facilities are available at the nearby towns of Spalding, Boston, King's Lynn and the City of Peterborough.

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: 16579 – S11524**

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.

**ADDRESS**

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

**CONTACT**

T: 01775 766766

E: [s.spalding@longstaff.co.uk](mailto:s.spalding@longstaff.co.uk)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapplan 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		