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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Windsor Avenue, Holbeach PE12 7AN

£212,000 Freehold

- 3 Double Bedrooms
- Shower Room/Wet Room
- Open Plan Kitchen Dining Room
- No Chain
- Ample Parking

3 bedroom semi-detached bungalow situated in a popular location of Holbeach, close to all local amenities. Accommodation comprising entrance hallway, 3 double bedrooms, shower room/wet room, open plan kitchen/dining room, utility room and lounge. Enclosed rear gardens, multiple off-road parking. 16 Solar Panels (owned by vendor) No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

OPEN PORCH

UPVC double glazed door with glazed panels leading into:

ENTRANCE HALLWAY

6' 8" x 17' 3" (2.05m x 5.28m) Skimmed ceiling, 3 wall lights, radiator, laminate flooring, Hives system for central heating, storage cupboard off housing electric consumer unit board, access to loft space (partly boarded), door into:

BEDROOM 1

13' 5" x 12' 11" (4.09m x 3.96m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted furniture with 2 wardrobes and overhead storage unit and built-in bedside cabinets.

BEDROOM 2

11' 10" x 12' 11" (3.61m x 3.94m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.



BEDROOM 3

8' 9" x 11' 6" (2.69m x 3.52m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator, wall shelving, storage into recess with slatted shelving.

SHOWER ROOM

6' 9" x 12' 9" (2.06m x 3.91m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, radiator, fitted storage units, extractor fan, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, fitted shower enclosure with fitted thermostatic shower.

From the Entrance Hallway a part glazed door leads into:

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA

13' 1" x 21' 10" (4.01m x 6.67m) Obscured UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre strip light, tiled flooring, storage cupboard/larder off with shelving, fitted with a wide range of base, eye level and display units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Beko 5 ring gas hob, stainless steel splashbacks, stainless steel canopy extractor hood over, integrated Indesit double fan assisted eye level oven.

DINING AREA

UPVC double glazed bi-fold doors to the rear elevation, textured ceiling, wall light, radiator, part glazed door into:

UTILITY ROOM

5' 3" x 7' 2" (1.61m x 2.19m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, base and eye level units with worktop over, plumbing and space for washing machine, space for tumble dryer, fitted boot cupboard.

From the Dining Area double doors lead into:

LOUNGE

11' 8" x 15' 1" (3.57m x 4.62m) UPVC double glazed window to the front and rear elevations, textured ceiling, double radiator, TV point, 2 double wall lights.

EXTERIOR

Gravelled driveway providing multiple parking for vehicles with raised borders and mature shrubs and trees.

There is a further gravelled area to the side of the property leading to an Open Porch.

REAR GARDEN

Raised patio area with brick wall, external lighting, wooden garden shed, gravelled area, cold water tap, water butt, mainly laid to lawn with a range of mature shrubs and trees, glasshouse, metal workshop.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach Follow the High Street into Fleet Street, take a left hand turning into North Parade and then a right hand turning into Windsor Avenue.

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.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

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: S11532

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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