

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



77 Willders Garth, Holbeach PE12 7RA

£188,000 Freehold

- 2 Bedroom Semi-Detached Bungalow
- Wheelchair Access
- Refitted Kitchen and Bathroom
- Conservatory
- Gas Central Heating

Well presented, refurbished, 2 bedroom semi-detached bungalow situated in a popular location within walking distance of the town of Holbeach. Accommodation comprising entrance porch, entrance hallway, lounge diner, conservatory, kitchen breakfast room, 2 bedrooms, shower room and cloakroom. Front and rear gardens, off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed door to the side elevation leading into:

ENTRANCE PORCH

Skimmed ceiling, obscured composite door into:

ENTRANCE HALLWAY

Skimmed and covered ceiling, 2 centre light points, smoke alarm, electric consumer unit board, cupboard housing gas meter, wall mounted gas boiler, fitted LVT flooring, central heating controls, UPVC double glazed window to the side elevation, radiator. Built-in office area with desk and tall wardrobe cupboard.

BEDROOM 1

11' 1" x 10' 2" (3.39m x 3.11m) UPVC double glazed window to the front elevation, double radiator, LVT flooring, skimmed and covered ceiling, centre light point, fitted bedroom furniture comprising double wardrobes, 3 single wardrobes, corner unit and over bed storage units.

From the Entrance Hallway door into:



BEDROOM 2

7' 9" x 7' 10" (2.38m x 2.4m) UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, LVT flooring.

EDWARDIAN STYLE CONSERVATORY

9' 6" x 17' 5" (2.91m x 5.31m) UPVC construction with heat resistant polycarbonate roof, LVT flooring, double wall lights, UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the sides and to the rear elevations.

CLOAKROOM

3' 1" x 5' 4" (0.94m x 1.65m) UPVC double glazed window to the side elevation, double wall light, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit.

From the Entrance Hallway into:

SHOWER ROOM

5' 3" x 7' 4" (1.61m x 2.26m) Part wood panelling, extractor fan, freestanding glass mirrored cupboard, heated towel rail, recently refitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, shower enclosure with fitted thermostatic shower over.

From the Entrance Hallway into:

KITCHEN BREAKFAST ROOM

8'3" x 13'11" (2.53m x 4.26m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre strip light, recently fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, 2 integrated fridge freezers, integrated dishwasher, stainless steel electric fan assisted oven with built-in combination microwave, integrated ceramic hob, stainless steel extractor hood, vinyl floor.

LOUNGE DINER

11'3" x 15'11" (3.45m x 4.86m) UPVC double glazed French doors to the front elevation (accessing ramp), UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, BT point, telephone point, LVT flooring, feature fireplace with fitted coal effect electric fire.

EXTERIOR

Gravelled fore-garden with raised shrub borders. Disabled access ramp. Driveway providing off-road parking. Wrought iron gated side access leading into side garden with paved pathways and raised shrub borders.

REAR GARDEN

Metal shed, 2 summerhouses (one with verandah), lawned area with raised shrub borders, cold water tap.

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 left hand turning into Foxes Low Road, and then left into Willders Garth. The subject property is on the right hand side.

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.



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Melego 12024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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

R. Longstaff & Co LLP, their clients 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 client(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: S11553

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: spalding@longstaff.com
www.longstaff.com

