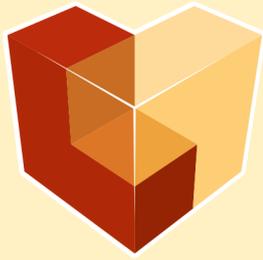


EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



45 Northons Lane, Holbeach PE12 7PZ

£239,000 Freehold

- Detached Bungalow
- Integral Garage, Multiple Off-Road Parking
- Gas Central Heating
- 2 Double Bedrooms
- Kitchen Diner

Well presented 2 bedroom detached bungalow with integral garage. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, 2 double bedrooms and shower room. An internal viewing essential to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lighting and leading to an obscured UPVC double glazed door with matching obscured UPVC double glazed full length panel to the side into:

ENTRANCE HALLWAY

6' 10" x 16' 8" (2.09m x 5.09m) Coved and textured ceiling, centre light point, smoke alarm, access to part boarded loft space with light, radiator, BT point, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE

11' 8" x 15' 8" (3.57m x 4.80m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, feature fireplace with wooden surround, marble insert and hearth.

From the Entrance Hallway an obscure glazed door leads into:

KITCHEN DINER

9' 5" x 11' 8" (2.89m x 3.57m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, inset



downlighters, tiled flooring, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, TV point, floor standing gas boiler, space and plumbing for a dishwasher, space for gas cooker, obscure glazed door into:

UTILITY ROOM

6' 3" x 9' 2" (1.91m x 2.81m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, double radiator, plumbing and space for washing machine, space for fridge freezer and further appliances, tiled flooring, storage cupboard with shelving, door into:

WALK-IN LARDER

Shelving, electric consumer unit board, tiled flooring.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

11' 6" x 11' 9" (3.52m x 3.59m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

9' 8" x 10' 9" (2.97m x 3.30m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

SHOWER ROOM

6' 10" x 5' 9" (2.09m x 1.76m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, radiator, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, cabinet over, fully tiled corner shower cubicle with fitted thermostatic shower over.

EXTERIOR

Block paved driveway with turning bay providing multiple off-road parking and leading to:

SINGLE GARAGE

8' 10" x 15' 5" (2.70m x 4.70m) Electric roller door, UPVC double glazed window to the side elevation, centre light point, power sockets.

The front garden is laid to lawn. Side access gate leading:

SOUTH FACING REAR GARDEN

Patio area, gravelled area, mainly laid to lawn with gravelled borders, 2 garden sheds, cold water tap, pull out canopy over the Kitchen window.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, at the mini roundabout go straight over on to Spalding Road, Northons Lane is a turning on the left hand side. The property will be situated on the left hand side.

AMENITIES

Holbeach is a popular town with a range of facilities including supermarkets, various shops, public houses/restaurants, doctors surgeries, large park etc. The larger market town of Spalding is 8 miles distant and offers a further range of facilities along with bus and railway stations. Peterborough is 22 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.



TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11653

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.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors 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 here are not shown tested and no guarantee is made as to their operability or efficiency can be given. Made with Metapic 02/25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

