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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



12 Kennedy Road, Holbeach PE12 8AF

£269,995 Freehold

- 2/3 Bedrooms
- Conservatory
- No Onward Chain
- Driveway and Garage
- Viewing Recommended

Superbly presented 2/3 bedroom detached bungalow situated on edge of the town of Holbeach. Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, 2 double bedrooms, bathroom with four piece suite, bedroom 3/reception 2. Gas central heating. Good sized rear garden. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured UPVC double glazed door leading into:

ENTRANCE PORCH

Skimmed ceiling, coat rail, obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

6' 8" x 17' 2" (2.04m x 5.25m) Coved and textured ceiling, centre light point, double radiator, smoke alarm, access to part boarded loft space with pull down ladder and light. Door into:

MASTER BED ROOM

11' 11" x 13' 3" (3.64m x 4.04m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, decorative ceiling rose, double radiator, BT point, TV point.

BEDROOM 2

8' 11" x 11' 6" (2.73m x 3.51m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, storage cupboard off into recess with hanging rail and shelving.

BATHROOM

6' 8" x 11' 5" (2.04m x 3.49m) Fitted with a four piece suite comprising low



level WC, pedestal wash hand basin with taps, medicine cabinet and mirror over, corner shower cubicle with fitted thermostatic shower over, bath with taps. Skimmed ceiling, 2 centre light points, extractor fan, UPVC double glazed Velux window, tiled floor, tiled walls, stainless steel heated towel rail.

OPEN PLAN KITCHEN DINER

KITCHEN AREA

13' 1" x 11' 10" (3.99m x 3.61m) UPVC double glazed window to the side elevation, obscured UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre spotlight fitment, oak glazed double doors into Lounge, fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, cupboard housing wall mounted Glow Worm gas boiler, integrated Belling stainless steel gas hob, extractor hood over, Belling double fan assisted electric oven, vinyl floor covering, square arch into:

DINING AREA

8' 11" x 8' 11" (2.74m x 2.72m) UPVC double glazed French doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, centre light point, 2 fitted wall lights, vinyl floor covering, double radiator.

LOUNGE

13' 3" x 13' 3" (4.06m x 4.05m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, BT point, freestanding electric log effect fire.

INNER HALLWAY

Leading to:

BEDROOM 3/RECEPTION ROOM 2

8' 2" x 9' 4" (2.50m x 2.86m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, radiator, laminate flooring, double wall light, smoke alarm.

From the Dining Area into:

CONSERVATORY

7' 4" x 12' 3" (2.25m x 3.74m) UPVC construction, UPVC double glazed French doors to the side elevation, tiled flooring, fitted wall light, power points.

EXTERIOR

Dwarf brick wall to the front boundary and fencing to the sides. The front garden is laid to lawn with gravelled borders. Tarmac driveway providing multiple off-road parking.

GARAGE

8' 3" x 16' 6" (2.54m x 5.04m) Up and over door, lighting, electric consumer unit, gas meter, power sockets.

Side access gate leading round the side and then through another gate into:

REAR GARDEN

Extensive flagstone patio area, external lighting, cold water tap, mainly laid to lawn with paved pathways, wooden garden shed, glasshouse, vegetable patch.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach take the first exit at the roundabout on to the Link Road. Continue up to the A17 taking the second exit and proceeding eastbound on to the A17 towards Kings Lynn. At the next roundabout take the first exit on to Boston Road North take the second left hand turning into Welbourne Lane North and then turn left into Kennedy Road and the property is on the right.

AMENITIES

The market town of Holbeach has a wide range of facilities, the larger towns of Spalding, Boston, Wisbech, Kings Lynn, and the city of Peterborough are all within easy driving distance. Peterborough and King's Lynn both have train services to London King's Cross.



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

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Ref: S11656

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

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		