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Longstaff^{COM}

SPALDING M & M RESIDENTIAL: 01775 766766 www.longstaff.com



2 Spencer Gardens, Holbeach PE12 7RQ

£469,950 Freehold

- Detached Executive Home
- Lounge
- Conservatory
- Family Room
- Open Plan Kitchen/Diner/Family Room

A stunning 5 bedroom detached house with detached double garage and parking for 5 vehicles. This impressive property boasts

3 reception rooms, high specification kitchen/diner, 5 bedrooms, 2 en-suites and a refitted bathroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ENTRANCE HALL :

Internal door to the open plan lounge, stairs leading up to the first floor accommodation, real wood flooring, radiator, power points.

LOUNGE :

6.83m x 5.36m (22'5" x 17'7") UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the conservatory, real wood flooring, radiator, power points, log burner with an Inglenook fireplace and exposed beams, feature exposed brick wall, telephone point, TV point, understairs storage cupboard.



CONSERVATORY :

3.45m x 3.18m (11'4" x 10'5") Of brick and UPVC construction with UPVC double glazed French doors opening out to the rear garden, radiator, power points, tiled floor.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, wash hand basin with taps over, tiled splash-backs, real wood flooring, radiator.



FAMILY ROOM :

4.42m x 3.99m (14'6" x 13'1") UPVC double glazed window to the front, wood flooring, radiator and power points.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM :

6.43m x 5.49m (21'1" x 18'0") Being double aspect with two UPVC double glazed windows to the front and two UPVC double glazed windows to the rear, bespoke in-frame base and eye level units with a Quartz stone worktop, sink and drainer with a mixer tap over, integrated microwave, integrated Neff coffee machine, centre island with a double Range having a double oven and grill with a seven burner gas hob and extractor hood over, the surround to the double Range is Quartz stone with the rest of the island having a solid wood worktop with a breakfast bar, power points, tiled floor, skimmed and coved ceiling with inset spotlights, integrated dishwasher and an integrated fridge and freezer, underfloor heating.



UTILITY ROOM :

2.21m x 1.83m (7'3" x 6'0") Base and eye level units with a work surface over, sink and drainer with taps over, tiled splash-back's, tiled floor, space and plumbing for a washing machine, radiator, power points, UPVC double glazed window to the side and a UPVC obscured double glazed door through to the rear porch.



REAR PORCH :

1.73m x 1.70m (5'8" x 5'7") Of brick and UPVC construction with a UPVC double glazed door to the side and rear garden, tiled floor.

LANDING :

UPVC double glazed window to the front, loft access with a pull-down ladder, radiator, power points, walk-in airing cupboard with shelving along with housing the hot water tank.



BEDROOM ONE :

5.54m x 3.43m (max) (18'2" x 11'3" (max)) UPVC double glazed window to the front, radiator, power points, TV point, and bespoke fitted wardrobes.



EN-SUITE :

UPVC obscured double glazed window to the side, W.C with a push button flush, 'Jack & Jill' vanity washbasins with mixer taps over and storage drawers beneath, shaver point, wall mounted mirror with LED light, walk-in shower with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, wall mounted heated towel rail, underfloor heating.

BEDROOM TWO :

3.66m x 3.43m (12'0" x 11'3") UPVC double glazed window to the front, radiator, power points (some with USB charging), TV point, built-in wardrobe.

EN-SUITE :

UPVC obscured double glazed window to the rear, shower with a built-in mixer shower on a sliding adjustable rail, pedestal washbasin with taps over, W.C with a push button flush, radiator and an extractor fan.

FAMILY BATHROOM :

UPVC obscured double glazed window to the rear, a roll-edge bath with a side mounted mixer tap having a handheld mixer shower over, W.C with a push button flush, 'Jack & Jill' vanity washbasins with mixer taps over and storage cupboards and drawers beneath, separate wall mounted mirrors with inset lights, shaver point, extractor fan, inset spotlights, wall mounted heated towel rail, fully tiled shower having a wet room style floor and a built-in mixer shower having a fixed shower-head and a separate shower-head on a sliding adjustable rail, underfloor heating.



BEDROOM THREE :

4.04m x 2.74m (13'3" x 9'0") UPVC double glazed window to the rear, radiator, power points and a built-in wardrobe.

BEDROOM FOUR :

4.04m x 2.74m (13'3" x 9'0") UPVC double glazed window to the rear, radiator and power points.

BEDROOM FIVE :

3.05m x 2.49m (10'0" x 8'2") UPVC double glazed window to the front overlooking a green, radiator, power points, built-in wardrobes and a telephone point.





EXTERIOR :

The property sits on a wrap-around plot, with a picket fence and the local green to the front. A pedestrian gate leads to the front door, with its storm porch and courtesy lighting; the rest of the front garden is then laid to decorative chipping. Furthermore, the property provides block paved off-road parking for approximately 5 vehicles, which leads to the detached double garage. To the side of the garage is a pedestrian gate, accessing the side and rear gardens, which are enclosed by a decorative brick wall and panel fencing. A patio seating area sits adjacent to the rear porch, which has outside lighting and an outside tap. The rest of the garden is laid to lawn with a further seating area, a sunken pond and a summer house with power and lighting connected.

DETACHED DOUBLE GARAGE :

Having separate up and over doors.

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, take the second turning left into King's Road and follow this round where Spencer Gardens can be found as a private cul-de-sac on the left.

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.







TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND E

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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		