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# Longstaff<sup>COM</sup>

SPALDING M & M RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



30 Fishpond Lane, Holbeach PE12 7DE

**£259,995 Freehold**

- Detached Bungalow
- Lounge
- Garden Room
- Four Bedrooms
- Utility/Shower Room

Detached bungalow offering a unique layout, boasting 2 reception rooms and 4 bedrooms, and 2 bathrooms. With parking space for up to 3 vehicles. Conservatory, good sized garden and single garage

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ENTRANCE HALL :**

Radiator, power points, airing cupboard, storage cupboard and loft access.

**DOUBLE ASPECT LOUNGE :**

6.17m x 3.66m (20'3" x 12'0") UPVC double glazed window to the side, UPVC double glazed French doors to the garden room, radiator, power points, TV point, telephone point.

**GARDEN ROOM :**

3.45m x 3.43m (11'4" x 11'3") Of brick and UPVC construction with a UPVC double glazed door to the side, tiled floor, wall mounted electric heater, ceiling fan and light, internal UPVC double glazed French doors to the lounge.





#### **KITCHEN :**

6.60m x 2.67m (21'8" x 8'9") UPVC double glazed patio doors to the rear, UPVC double glazed window to the side, base and eye level units, built-in larder cupboard, sink and drainer with a mixer tap over, freestanding Range with oven and a gas furnace, space and plumbing for a washing machine, space and point for a fridge/freezer, wall mounted boiler, radiator, power points and a wooden single glazed door to the side porch.

#### **UTILITY/SHOWER ROOM :**

2.54m x 2.31m (8'4" x 7'7") UPVC obscured double glazed window to the side, separate shower with an electric mixer shower, W.C, sink with a mixer tap over, base units, radiator and power points.

#### **BEDROOM TWO/2ND RECEPTION ROOM :**

4.17m x 3.45m (13'8" x 11'4") Being triple aspect with UPVC double glazed windows to the front and side, porthole window to the side, loft hatch, radiator, power points.

#### **BEDROOM TWO :**

3.96m'0.00m x 2.74m'1.22m (13'0 x 9'4) UPVC double glazed window to the front, fitted wardrobes, radiator and power points.

#### **BEDROOM THREE :**

3.53m x 2.84m (11'7" x 9'4") UPVC double glazed window to the side, radiator and power points.

#### **BEDROOM FOUR/STUDY/CRAFT ROOM :**

3.10m x 2.31m (10'2" x 7'7") UPVC double glazed window to the side, radiator, power points, fuse box.

#### **BATHROOM :**

UPVC obscured double glazed window to the side, multi-jet bath with a telephone style mixer tap over, vanity washbasin with a mixer tap over, W.C with a push button flush set with storage units beneath and a work surface over, eye level units, wall mounted heated towel rail, fully tiled walls and floor.

#### **EXTERIOR :**

The property has mature hedging and shrubs and a driveway providing off-road parking, which leads to the single garage with its courtesy lighting. The rear garden is enclosed by panel fencing, hedging and shrubs. There is a laid to lawn area and a patio seating area.

Note The garden is currently overgrown to the front and rear of the property.

#### **SINGLE GARAGE :**

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach proceeding through the centre of town, straight over the traffic lights and into the High Street. Turn right almost opposite the Co-op supermarket into the one way straight and then immediately left into Fishpond Lane.





**TENURE** Freehold

**SERVICES** All mains services. Gas central heating.

**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: M & M

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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#### CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		