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



Boston Road South, Holbeach, Spalding

£475,000 Freehold

- Detached Family Home
- Three Reception Room
- Three Bedrooms
- Bathroom
- Shower Room
- 2 x Commercial Units

Individual 3/4 detached family home with its detached commercial units and workshop, located on the centre of Holbeach.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ENTRANCE HALL :

Stairs leading off to the first floor accommodation, obscured glass block window to the side, electrical distribution boards for the property.

INNER HALLWAY :

Radiator, power points.

CLOAKROOM :

Porthole obscured glazed wooden single glazed window to the side, W.C with a push button flush, wash hand basin with taps over and tiled splash backs.

LOUNGE :

9.14m x 3.78m (30'0" x 12'5") Wooden double glazed window to the front, radiator, power points, fireplace, TV point, ceiling fan and light, wall lights, air conditioning unit (currently not working), working open fireplace.



GARDEN ROOM :

5.79m x 3.40m (19'0" x 11'2") Double glazed patio door opening out to the rear garden, radiator, power points, skylight window, ceiling fan and light, internal French doors to the dining room.

DINING ROOM :

2.54m x 2.34m (8'4" x 7'8") UPVC obscured double glazed window to the side, radiator, power points, archway leading through to the kitchen, door to the utility room.

UTILITY :

2.51m x 2.16m (8'3" x 7'1") Two wooden obscured single glazed windows to the side, base and eye level units with a work surface over, space and plumbing for a washing machine, space and point for a tumble dryer, power points, tiled splash backs, space and point for a fridge and freezer, pantry cupboard.

KITCHEN :

4.01m x 2.44m (13'2" x 8'0") Wooden window to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob, integrated fridge, tiled splash backs, power points, radiator.

LANDING :

Wooden window to the side, radiator, power points, loft hatch, airing cupboard.

BEDROOM ONE :

4.72m x 3.23m (15'6" x 10'7") Wooden window to the rear, radiator, power points, TV point.

BEDROOM TWO :

3.78m x 3.66m (12'5" x 12'0") UPVC double glazed window to the front, radiator, power points, built-in wardrobes with shelving and hanging space.

BEDROOM THREE :

2.44m x 2.44m (8'0" x 8'0") UPVC double glazed window to the front, radiator, power points, telephone point.

BATHROOM :

3.38m x 1.93m (11'1" x 6'4") Wooden obscured window to the side, panelled bath with a tiled surround and a telephone style mixer tap over and a handheld shower over, 'Jack & Jill' vanity washbasins both having mixer taps over with a tiled work surface and storage cupboards beneath, bidet, W.C with a push button flush, tiled splash backs, wall lights, wall mounted electric heater.

SHOWER ROOM/BEDROOM FOUR :

4.37m x 2.18m (14'4" x 7'2") Wooden single glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over, vanity washbasin with a mixer tap over and a worktop over with storage cupboards beneath, a wall mounted mirror with inset spotlights, tiled splash backs, radiator, wall mounted heated towel rail, inset spotlights.

EXTERIOR :

The front of the property has a decorative brick wall with inset bespoke railings, which then open up to the off-road parking to the front, being laid to tarmac and block paved off-road parking. There is a lockable double metal gate opening up to further vehicular access, which again is all laid to tarmac and



continues along the side of the commercial premises and then leads to a courtyard behind the commercial unit, being ideal for van storage. The rear is enclosed by a secure breeze-block 6-7ft wall and then gives access to the garden and main house.

There is side gated access to the garden for the home, which is enclosed by a brick wall and is all low maintenance, with a patio seating area adjacent to the garden room and raised flower borders. Then continuing onto a block paved seating area and a gravelled area where there is a shed, raised decking, a pedestrian gate leading to the commercial unit. Then continuing on where there is a further brick wall and panel fencing being approximately 10-12 ft, the second part of the garden is enclosed by a brick wall which then continues to an overgrown third section of the garden where there a variety of trees and shrubs.

FRONT COMMERCIAL UNIT :

Wooden door to the side opening up to the:-

Entrance Hall :

Window to the side, base units with a work surface over, sink with taps over and tiled splash backs, power point, loft hatch.

Separate Office :

3.56m x 2.95m (11'8" x 9'8") Wooden window to the side, power points, ideal office for the front commercial unit.

Cloakroom ;

W.C and basin.

Room One :

5.28m x 3.53m (17'4" x 11'7") Double aspect having two windows to the front and two windows to the side, power points, air conditioning unit, meter cupboard.

Room Two :

3.51m x 2.44m (11'6" x 8'0") Note : potential to separate this room from room one.

Window to the side, electric storage heater, power points.

Room Three :

4.45m x 3.53m (14'7" x 11'7") Note : potential to separate this room from room one.

Window to the side, multiple power points, multiple telephone points, inset shelving for filing and a serving hatch.

Ideal reception area for a business.

SECOND COMMERCIAL UNIT :

Through a wooden door into the :-

Entrance Hall :

UPVC double glazed window to the side, electric storage heater, power points.

Note : Previously used as an electrical business unit.

Cloakroom :

W.C, wash hand basin, hand dryer.



Comms Room :

2.95m x 2.46m (9'8" x 8'1") A dedicated room hosting all the digital communication and network, multiple power points, multiple telephone points, base and eye level units, sink and drainer with taps over.

'L' Shaped Office :

6.86m (max) x 6.10m (max) (22'6" (max) x 20'0" (max))

Previously used as an electricians office.

UPVC double glazed window to the side, multiple power points, multiple telephone points, storage cupboards, office lighting.

Paperwork Storage Cupboard :

3.28m x 2.01m (10'9" x 6'7") Power points, fuse box.

ENTRANCE TO WORKSHOPS :

Wooden sliding barn doors

Workshop One:

6.25m x 4.39m (20'6" x 14'5") Sliding barn doors to the side, racking ready for electrical equipment, fuse box, power points.

Workshop Two(Store Room) :

2.13m x 5.87m (7'0" x 19'3") Window to the side with a metal security bars.

Main Workshop :

11.18m x 5.87m (36'8" x 19'3") Three metal single glazed windows to the side, workbenches, storage shelving for electrical equipment, power points, lights.

Yard :

Parking for commercial vehicles.

AGENTS NOTE :

Note : the central heating (air source heat pump) is currently not working, with the air source heat pump needing to be replaced. The air conditioning is also not currently working.

SERVICES :

Council Tax Band - C

Energy Efficiency Rating - E

Heating - Air Source Heat Pump (currently not working and will need replacing).

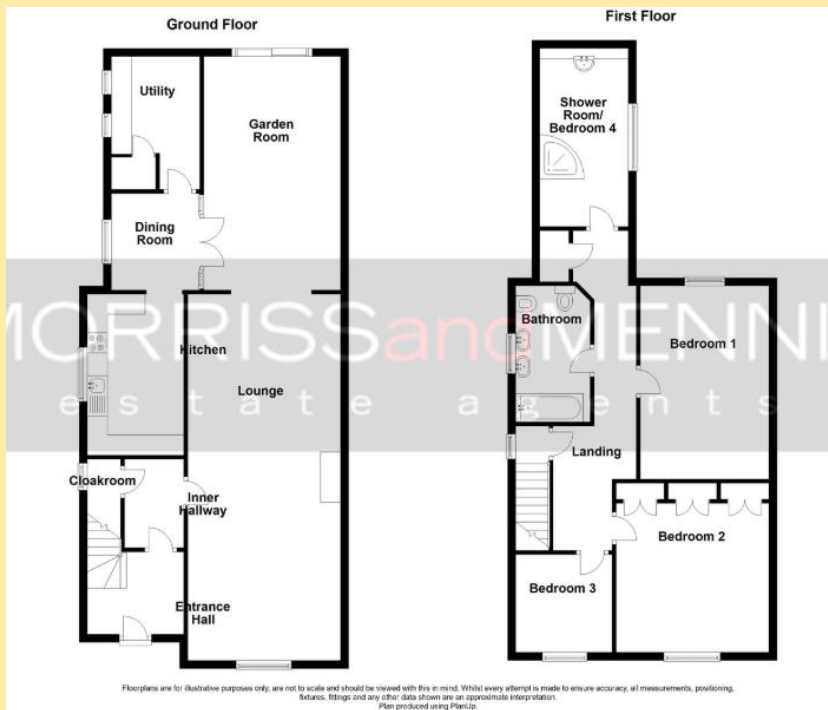
Air Conditioning Unit (currently not working).

DIRECTIONS :

From the centre of Holbeach turn left onto Boston Road South where the property can be found on the right hand side.







TENURE Freehold

SERVICES All mains services. Airsource heat pump to house (not working) Air conditioning units to workshop

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:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		