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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



63 Cornfields, Holbeach PE12 7QN

£90,000 Leasehold

- Ideal First Time Buy/Investment
- No Chain
- 2 Double Bedrooms
- Allocated Parking
- Gas Central Heating

2 bedroom ground floor flat with allocated parking. Gas central heating, UPVC double glazing. Lounge, kitchen, shower room and 2 double bedrooms. Gardens to the front and allocated parking. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

Open porch with lantern light and obscured UPVC double glazed door leading into:

LOUNGE

13' 8" x 18' 5" (4.19m x 5.63m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, smoke alarm, BT point, telephone point, electric consumer unit board, feature fireplace with wooden surround and marble effect insert with fitted gas fire, opening into:

KITCHEN

7' 5" x 7' 4" (2.27m x 2.25m) Coved and textured ceiling, strip lighting, vinyl floor covering, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, space for electric cooker, plumbing and space for washing machine, space for fridge/freezer, central heating controls.

From the Lounge a door leads into:



HALLWAY

5' 11" x 10' 2" (1.81m x 3.12m) Coved and textured ceiling, centre light point, smoke alarm, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving. Door into:

SHOWER ROOM

6' 11" x 6' 6" (2.12m x 2.00m) Coved and textured ceiling, centre light point, extractor fan, tiled flooring, part tiled walls, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with shaver point over, fully tiled shower cubicle with fitted Triton power shower over.

From the Entrance Hallway door into:

MASTER BEDROOM

9' 8" x 12' 6" (2.96m x 3.83m) 2 UPVC double glazed windows to the rear elevation, coved and textured ceiling, centre light point, radiator, storage cupboard off housing Vaillant gas boiler.

BEDROOM 2

7' 9" x 9' 1" (2.38m x 2.77m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

EXTERIOR

Lawned area to the front with chain link fencing and further gravelled area.

Allocated off-road parking.

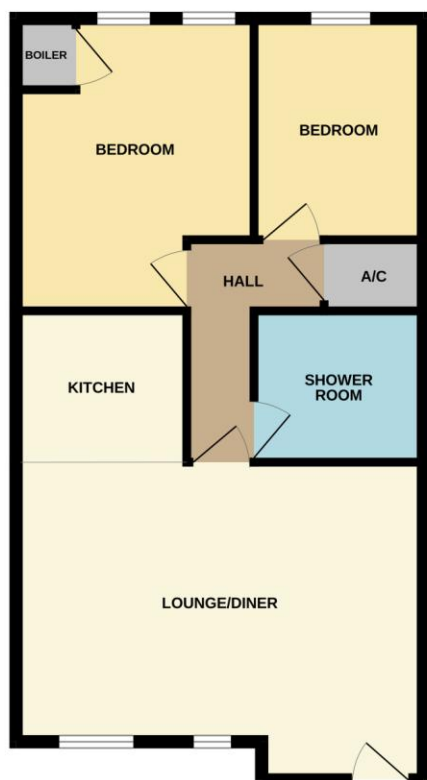
DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights take the second left into Park Road, follow the road down and then take a right hand turning into Park Lane. Then follow the road down turning into Battlesfield Lane following down then turn into King George v Avenue then left into Cornfields where the property is located.

AMENITIES

The property is within easy walking distance of Holbeach town centre offering primary and secondary schools, shopping and leisure facilities, doctors surgeries etc. Easy access to the larger towns of Spalding and Kings Lynn and the city of Peterborough.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold – 999 year Lease from 18th May 1990.

SERVICES All Mains

COUNCIL TAX BAND A

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: S11689

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

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk