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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



6 Broome Way, Holbeach PE12 7JZ

£234,950 Freehold

- No Chain
- 2 Double Bedrooms, Shower Room
- Gas Central Heating
- Popular Location
- Viewing Recommended

Well presented 2 bedroom detached bungalow with attached garage. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, shower room and 2 double bedrooms. Enclosed rear gardens. Gas central heating. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Side entrance with lantern light, open porch with leaded obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

8' 3" x 14' 6" (2.54m x 4.44m) Coved and textured ceiling, centre light point, smoke alarm, access to loft space, BT point, radiator, obscured glazed door into:

FORMAL LOUNGE

11' 11" x 20' 2" (3.64m x 6.17m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, double radiator, TV point, telephone point, feature fireplace with wooden surround, marble insert and hearth with fitted coal effect fire (not working and disconnected).

From the Entrance Hallway an obscure glazed door into:

KITCHEN DINER

10' 4" x 11' 3" (3.17m x 3.45m) UPVC double glazed window to the side elevation, coved and textured ceiling, laminate flooring, strip



lighting, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Hotpoint dishwasher, drawer units, integrated Neff gas hob, extractor hood over, integrated electric fan assisted oven. Obscure glazed door into:

UTILITY ROOM

4' 7" x 7' 1" (1.42m x 2.18m) Obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, worktop, eye level units, plumbing and space for washing machine, space for fridge freezer, wall mounted Worcester boiler, central heating controls, laminate flooring.

From the Entrance Hallway a door leads into:

SHOWER ROOM

5' 8" x 7' 9" (1.73m x 2.37m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, fully tiled walls, tiled floor, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and glass mirror over, shaver point, fully tiled one and a half sized shower cubicle with fitted Mira Excel thermostatic shower over.

From the Entrance Hallway into:

MASTER BEDROOM

10' 10" x 9' 10" (3.32m x 3.02m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobe fitment comprising 3 double wardrobes, shelving.

BEDROOM 2

8' 10" x 11' 5" (2.71m x 3.49m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom fitment comprising 2 single wardrobes, 2 bedside cabinets, overbed storage units. Storage cupboard housing hot water cylinder and electric consumer unit.

EXTERIOR

Extensive gravelled driveway to the side elevation, lawned area to the front with shrub borders with further lawn to the side.

ATTACHED GARAGE

9' 4" x 8' 5" (2.87m x 2.59m) Electric door, textured ceiling, strip light, separate electric consumer unit, power and lighting.

Gated access to both sides to the rear of the property.

REAR GARDEN

Extensive patio, mainly laid to lawn with a wide range of mature shrubs and trees with fenced boundaries to both sides and to the rear elevation. Garden shed, external lighting.

DIRECTIONS

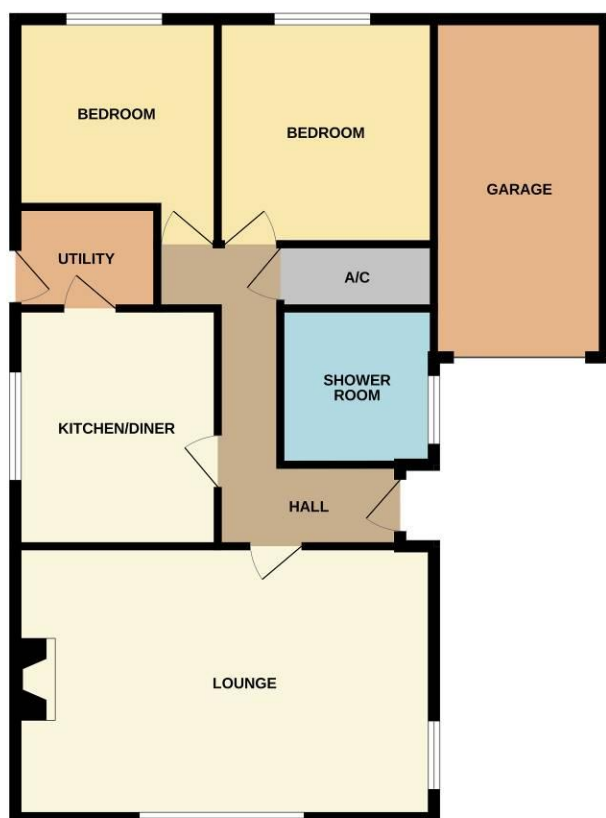
From Spalding proceed in an easterly direction along the A151 passing through Moulton and Whaplode and on towards Holbeach. On approaching the town take a right hand turning into Wignals Gate, follow the road down, taking a left hand turning into Maple Grove and then a right hand turning into Broome Way where the property can be found on the right hand side.

AMENITIES

The centre of Holbeach is within easy walking distance and offers a range of facilities including primary and secondary schools, doctors surgeries, supermarkets, various independent shops, pubs, restaurants etc. The large Georgian market town of Spalding is 8 miles distant and the Cathedral City of Peterborough 22 miles to the south.



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 is given as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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: S11671

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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