

EST 1770



# Longstaff<sup>COM</sup>

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**57 Holbeach Road, Spalding, PE11 2HY**

**£289,995 Freehold**

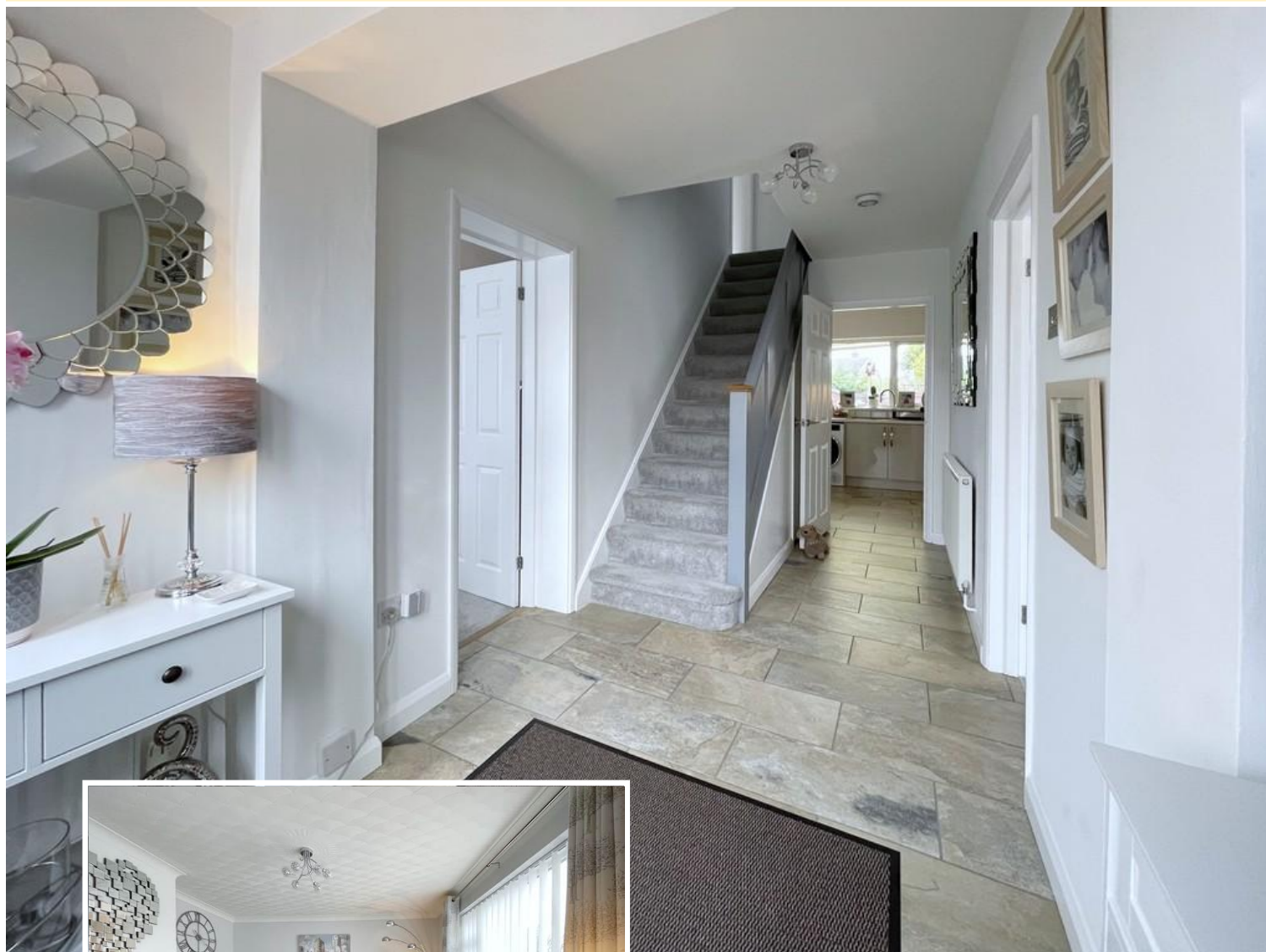
- Semi-Detached House
- Master Bedroom with En-Suite and Dressing Area
- Open Plan Kitchen/Breakfast/Sunroom
- Superbly Presented
- Gas Central Heating

Superbly presented and deceptively spacious 3-bedroom semi-detached house situated on the edge of town location. Accommodation comprising entrance hallway, lounge, open plan kitchen breakfast room leading into sunroom/dining room, utility room, cloakroom and further reception room to the ground floor; 3 double bedrooms (master having en-suite and dressing area) and shower room to the first floor. Multiple off-road parking, mature rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

Composite leaded obscured double-glazed door leading into:

#### ENTRANCE HALLWAY

6' 6" x 16' 10" (2.0m x 5.15m) 2 centre light points, smoke alarm, 2 radiators, under stairs storage cupboard with lighting, fitted coat rail, tiled flooring, door into:

#### LOUNGE

13' 5" x 12' 3" (4.09m x 3.73m) UPVC double glazed window to the front elevation, tiled flooring, double radiator, TV point, USB point, feature limestone fireplace with slate hearth and fitted multi fuel burner.

From the Entrance Hallway a door leads into:



## KITCHEN BREAKFAST ROOM

UPVC double glazed window to the rear elevation, skimmed and coved ceiling, 2 centre spotlight fittings, dimmers with control, smoke alarm, tiled flooring, radiator, USB point, larder cupboard off with shelving and lighting. Fitted with a wide range of base, eye level and drawer units, work surfaces over, tiled splashbacks, breakfast bar, integrated Neff fan assisted eye level slide and tilt oven, Neff 5 burner gas hob, extractor hood, under cabinet lighting, larder unit, space for American fridge freezer, plumbing and space for washing machine/dishwasher, inset sink with mixer tap, opening into:

## UTILITY ROOM

6' 0" x 8' 10" (1.85m x 2.70m) UPVC double glazed window to the rear elevation, composite double-glazed door to the side elevation, skimmed ceiling, centre light point, tiled flooring, radiator, fitted base units with work surfaces over, plumbing and space for washing machine, space for tumble dryer, wall mounted Xpelair extractor fan, door into:

## CLOAKROOM

3' 10" x 3' 3" (1.18m x 1.01m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling with centre light point, radiator, tiled flooring, fitted low level WC.

From the Kitchen Breakfast Room square arch into:

## DINING ROOM/SUNROOM

11' x 10' 7" (3.35m x 3.23m) Brick construction with UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre light point, tiled flooring, double radiator, TV point, USB point.

From the Entrance Hallway door into:

## RECEPTION ROOM 2/OFFICE

8' 9" x 16' 3" (2.67m x 4.95m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, radiator, BT point, internet point, Ideal Vogue combination boiler, storage cupboard off housing electric consumer unit board, power points.

From the Entrance Hallway staircase rising to:

## FIRST FLOOR GALLERIED LANDING

6' 4" x 8' 8" (1.94m x 2.66m) Skimmed ceiling, centre light point, smoke alarm, access to loft space, storage cupboards off into recess with fitted radiator. Door into:

## MASTER BEDROOM

8' 9" x 18' 2" (2.67m x 5.54) UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, access to loft space, radiator, TV point, USB points, opening into:

## DRESSING ROOM

5' x 7' (1.52m x 2.13m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, 2 double wardrobes.





### EN-SUITE

7'11" x 8' 10" (2.41m x 2.69m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, vinyl plank flooring, shaver point, stainless steel heated towel rail, 2 medicine cabinets, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and splashback, shower cubicle with fitted multi jet rainfall shower and further shower attachment tap.

### SHOWER ROOM

5' 6" x 7' 3" (1.68m x 2.21m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, heated towel rail, medicine cabinet, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and splashbacks, shower enclosure with fitted Mira thermostatic shower over with rainfall shower head and further attachment tap.

### BEDROOM 3

8' 8" x 12' 8" (2.64m x 3.86m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitting, radiator, fitted double door wardrobe into recess

### BEDROOM 2

11' 11" x 11' 1" (3.63m x 3.38m) UPVC double glazed window to the front elevation, skimmed ceiling, centre spotlight fitting, TV point, radiator, fitted double door wardrobe into recess.

### EXTERIOR

Extensive block paved driveway with further gravelled parking area providing multiple off-road parking for vehicles. External lighting, electric double power socket. Side access wooden gate leading down the side passageway with lighting to:

### ENTERTAINMENT AREA

Raised decking, pergola, extensive lighting, electric sockets.

### REAR GARDEN

Log storage area. The garden is mainly laid to lawn with a wide range of mature shrubs and trees and further gravelled area, extensive patio area, extensive lighting all round the property, fenced boundaries to both sides and to the rear elevations.

### WOODEN WORKSHOP

Power and lighting, electric sockets. 14' x 8'

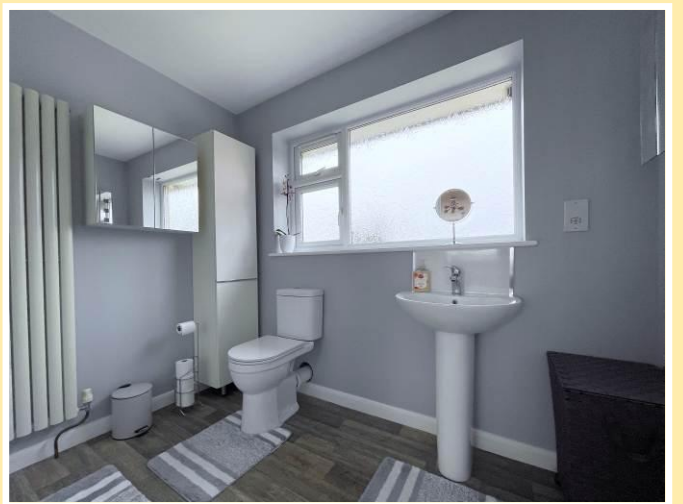
### DIRECTIONS/AMENITIES

From Spalding proceed out on the Holbeach Road (A151) in an easterly direction passing the modern Lidl supermarket on the left-hand side and then the property is on the left-hand side.

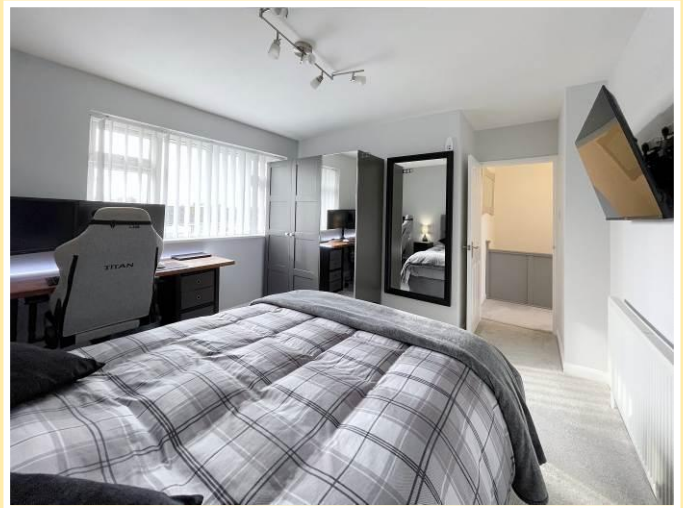
Local shops, supermarkets and schools within easy walking distance as is the town centre along with the Springfields Retail Outlet. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





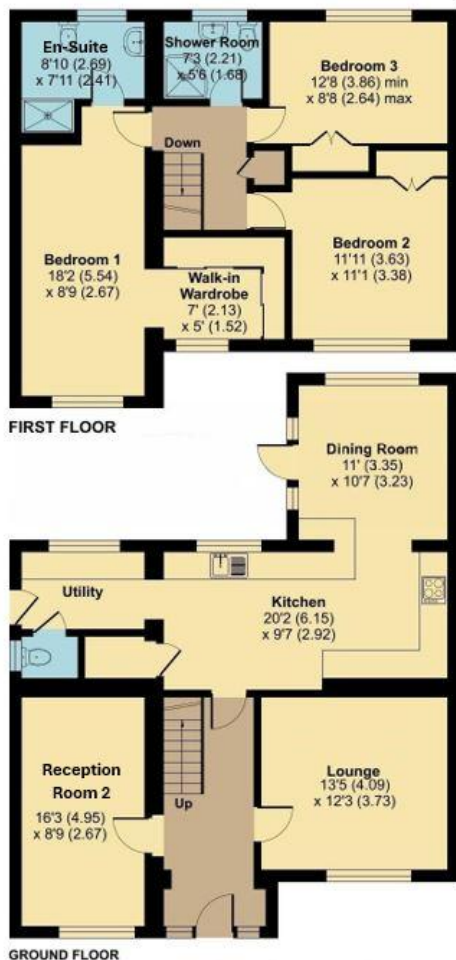








Approximate Area = 1596 sq ft / 148.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2023.

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** – Gas Central Heating - Metered Mains  
Water Supply - Mains Drainage

**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: S11694 (26 Feb 2025)**

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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