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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Hix Close, Holbeach PE12 7EN

£259,950 Freehold

- No Chain
- 3 Double Bedrooms
- Conservatory & Utility
- Multiple Off-Road Parking
- Gas Central Heating

Superbly presented, 3 bedroom detached bungalow situated in a popular location on the edge of the town of Holbeach. Accommodation comprising entrance porch, entrance hallway, lounge, kitchen, utility room, shower room, 3 double bedrooms and conservatory. Multiple off-road parking, single garage and low maintenance rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

External lighting and door bell and through an obscured UPVC double glazed door with matching obscured double glazed panel to the side leading into:

ENTRANCE PORCH

2' 10" x 4' 10" (0.87m x 1.49m) Wooden obscured glazed door with matching panels to the sides leading into:

ENTRANCE HALLWAY

4' 10" x 22' 9" (1.48m x 6.95m) Coved and textured ceiling, centre light point, decorative ceiling rose, smoke alarm, radiator, access to loft space, storage cupboard off housing hot water cylinder with slatted shelving, door to:

LOUNGE

11' 8" x 14' 8" (3.56m x 4.49m) UPVC double glazed window with shutters to the front elevation, coved and textured ceiling, centre light point, decorative ceiling rose, 3 wall lights, double radiator, TV point, fitted marble fireplace with marble insert and hearth with fitted coal effect gas fire, BT point.
From the Entrance Hallway a door leads into:

KITCHEN

10' 7" x 11' 9" (3.23m x 3.59m) UPVC double glazed window to the side and rear elevations, coved and textured ceiling, centre light point, double radiator, tiled



flooring, fitted with a wide range of base, eye level and drawer units, worksurfaces over, tiled splashbacks, integrated Rangemaster gas hob, integrated CDA electric oven, extractor hood over, inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, TV point. Door into:

UTILITY ROOM

5' 6" x 11' 9" (1.68m x 3.60m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, tiled flooring fitted with base units, worksurfaces over, tiled splashbacks, tall boy unit, plumbing and space for washing machine, space for tumble dryer, further appliance space, wall mounted Worcester gas boiler, central heating controls.

From the Entrance Hallway into:

SHOWER ROOM

5' 10" x 6' 10" (1.78m x 2.10m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, heated towel rail, vinyl floor covering, fully tiled walls, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point, walk-in shower enclosure with fitted thermostatic shower over.

MASTER BEDROOM

11' 8" x 11' 10" (3.57m x 3.62m) UPVC double glazed window with shutters to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, TV point, telephone point.

BEDROOM 3

8' 3" x 11' 8" (2.52m x 3.56m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, decorative ceiling rose, radiator, TV point.

BEDROOM 2

9' 8" x 10' 10" (2.97m x 3.32m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, decorative ceiling rose, double radiator, TV point.

CONSERVATORY

8' 7" x 11' 7" (2.64m x 3.54m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed door to the side elevation, laminate flooring, double radiator, vertical blinds.

EXTERIOR

Extensive gravelled driveway with shrub borders leading to

SINGLE ATTACHED GARAGE

Side access wooden gate leading into:

ATTACHED GARAGE

7' 10" x 15' 8" (2.39m x 4.79m) Up and over door, glazed window to the rear elevation, electric consumer unit board, power and lighting.

External lighting, cold water tap, electric socket, patio area with gravelled area, shrubs and trees leading round to:

REAR GARDEN

Designed for ease of maintenance with patio and gravelled areas, pergola, wide range of mature shrubs and trees. Wooden garden shed.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Weston, Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the roundabout continue on to Spalding Road and then take a right hand turning into Western Avenue the left into Hix close where the property is located on the left hand side at the bottom of cul-de-sac.

AMENITIES

The market town of Holbeach has a wide range of facilities, the larger towns of Spalding, Boston, Wisbech, Kings Lynn, and the city of Peterborough, are all within easy driving distance. Peterborough and Kings Lynn both have train services to London's King's Cross.



TENURE Freehold

SERVICES All Mains

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: S11696

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		