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43 Spalding Road, Holbeach PE12 7HG

£350,000 Freehold

- 4 Bedroom Detached House
- UPVC Double Glazed Windows
- Enclosed Mature Rear Gardens
- Sun Room
- Garage and Off-Road Parking

Spacious 4 bedroom detached house situated within walking distance of the town. Accommodation comprising entrance hall, lounge, dining room, sun room, kitchen, utility/shower room and cloakroom to the ground floor; 4 bedrooms and bathroom with separate WC to the first floor. Garage, off road parking and gardens. New gas central heating system installed approximately 18 months ago.

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' 5" x 17' 8" (1.97m x 5.40m) Coved and textured ceiling, 2 centre light points, radiator, laminate flooring, understairs storage cupboard with coat rails, staircase rising to first floor, solid oak part glazed door into:

KITCHEN DINER

11' 1" x 18' 11" (3.40m x 5.77m) Obscured UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, UPVC double glazed stable door to the rear elevation, skimmed and coved ceiling, centre light point, inset downlighters, tiled flooring, radiator with cover, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, glazed display cabinets, further drawer units, inset one and a half bowl stainless steel with pull out mixer tap, freestanding stainless steel Range style cooker, space for fridge freezer and tumble dryer, door into:



SHOWER ROOM

6' 5" x 10' 0" (1.96m x 3.07m) Skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, stainless steel heated towel rail, wall mounted Baxi gas boiler, plumbing and space for washing machine (fitted into cupboard), fitted of a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fully tiled shower cubicle with fitted Mira Sport power shower over.

From the Entrance Hallway bevelled oak glazed door leading into:

LOUNGE DINER

13' 0" x 29' 1" (3.97m x 8.87m) UPVC double glazed bay window to the front elevation, 2 UPVC double glazed windows to the side elevation, wooden glazed French doors with matching full length glazed panels to both sides leading into Sun Room, coved ceiling, 2 centre light points, stripped polished floorboards, 2 double radiators, TV point, telephone point, feature oak fireplace with marble insert and hearth with fitted multi fuel burner, picture rail. Wooden glazed doors leading into:

SUN ROOM

9' 4" x 12' 9" (2.86m x 3.89m) Brick construction with UPVC double glazed windows, UPVC double glazed French doors to the rear elevation, Skimmed ceiling, centre light point, oak laminate flooring.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 9" x 18' 4" (2.07m x 5.61m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, 2 centre light points, access to loft space, radiator.

CLOAKROOM

4' 1" x 4' 9" (1.27m x 1.46m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, low level WC.

FAMILY BATHROOM

6' 3" x 7' 8" (1.92m x 2.36m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator, newly fitted suite comprising pedestal wash hand basin with taps and bath with telephone shower mixer tap.



MASTER BEDROOM

12' 11" x 13' 1" (3.96m x 4.0m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, wood panelling to one wall.

BEDROOM 2

12' 11" x 12' 7" (3.95m x 3.86m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 3

8' 5" x 10' 11" (2.58m x 3.35m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 4

6' 5" x 8' 2" (1.98m x 2.51m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.



EXTERIOR

Dwarf brick wall with opening on to block paved driveway for multiple off-road parking leading to the:

GARAGE

9' 5" x 8' 7" (2.89m x 2.63m) Double wooden doors with vaulted ceiling, strip light, power points, shelving.



REAR GARDEN

External lighting, cold water tap, wooden garden shed, extensive patio area, the garden is mainly laid to lawn with a wide range of mature shrubs and trees, second wooden garden shed. Furtherly to the rear there is fenced area suitable for a vegetable patch/workshop etc. a





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the roundabout continuing on Spalding Road and the property is situated on the right hand side.

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.





Floorplan



Ground Floor



First Floor

THINKING OF SELLING YOUR HOME?

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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: S11707

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.com
www.longstaff.com