

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 4 St Polycarps Drive, Holbeach Drove PE12 0SF

**£239,995 Freehold**

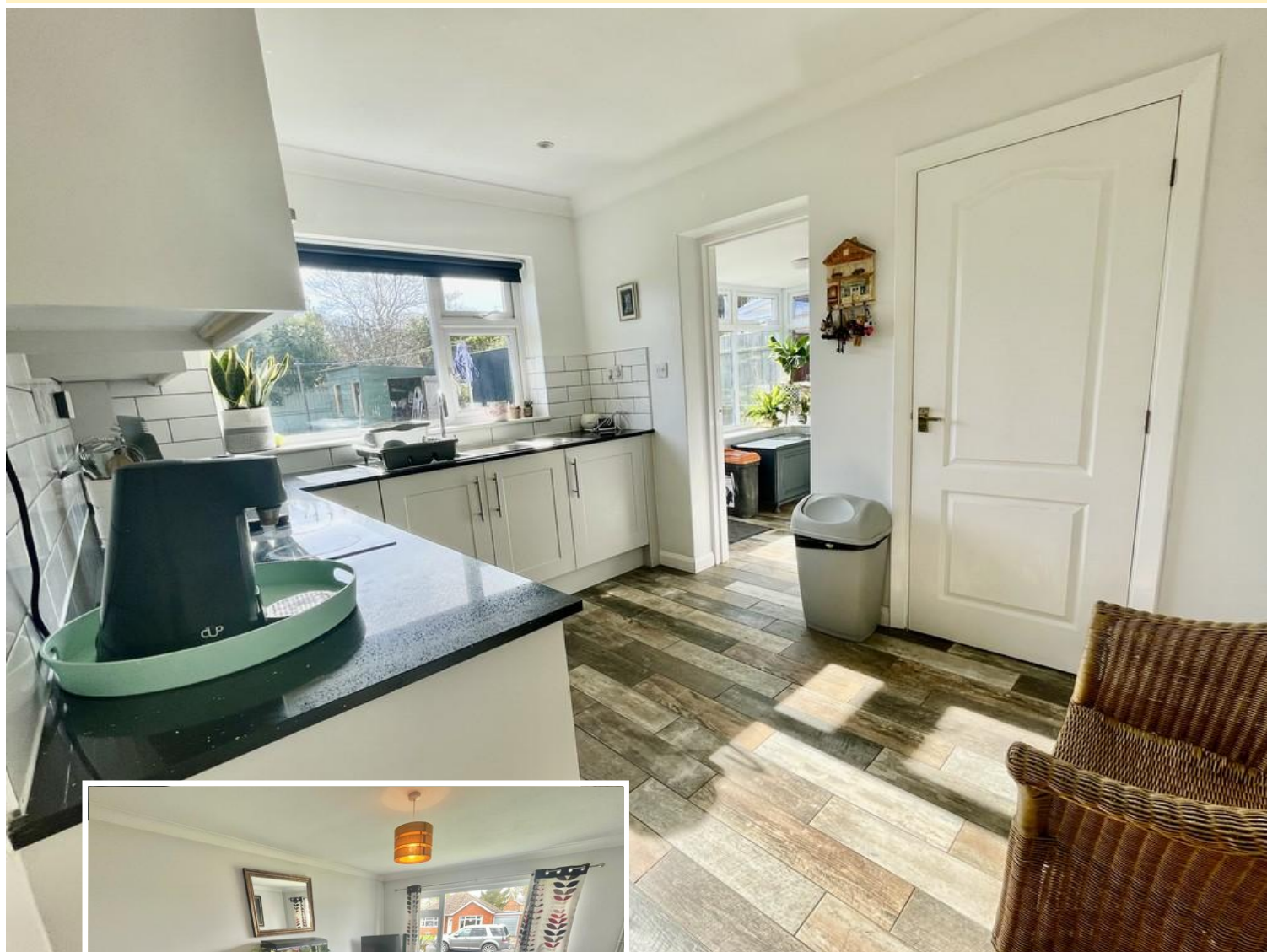
- Detached Bungalow
- South Facing Rear Garden
- 2 Double Bedrooms
- Recently Refitted Kitchen and Bathroom
- Conservatory

Recently refurbished 2 bedroom detached bungalow situated in a semi-rural location. Entrance hallway, lounge, kitchen diner, conservatory, 2 double bedrooms and bathroom. SOUTH FACING rear garden, garage and parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### ACCOMMODATION

The property is accessed to the side of the property via an open porch with obscured leaded UPVC double glazed door leading into:

#### ENTRANCE HALLWAY

10' 3" x 11' 4" (3.13m x 3.46m) Skimmed and coved ceiling, inset LED lighting, access to loft space, radiator, BT point, storage cupboard off housing hot water cylinder with slatted shelving. Door into:

#### FORMAL LOUNGE

11' 9" x 16' 2" (3.60m x 4.93m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point.

From the Entrance Hallway a door leads into:

#### MASTER BEDROOM

11' 8" x 11' 7" (3.57m x 3.55m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.





## BEDROOM 2

7' 10" x 11' 11" (2.40m x 3.64m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

## RECENTLY REFITTED SHOWER ROOM

6' 6" x 5' 6" (2.0m x 1.68m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level, pedestal wash hand basin with mixer tap and tiled splashbacks, fully tiled shower cubicle with fitted Mira Sport shower over.

## KITCHEN DINER

8' 11" x 12' 1" (2.72m x 3.69m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, double radiator, tiled flooring, fitted with a wide range of base and eye level units, Quartz worktops over, tiled splashbacks, integrated ceramic hob, integrated electric stainless steel fan assisted oven, stainless steel canopy extractor hood over, integrated fridge, inset stainless steel one and a quarter bowl sink with mixer tap.

## WALK-IN PANTRY

3' 11" x 3' 10" (1.20m x 1.19m) Skimmed ceiling and lighting, shelving, plumbing for washing machine.

From the Kitchen Diner an obscure glazed leads into:

## SUN ROOM

6' 7" x 8' 1" (2.02m x 2.48m) Dwarf brick wall and UPVC construction, UPVC double glazed door to the rear elevation, skimmed ceiling, centre light point. Door into:

## CLOAKROOM

4' 6" x 3' 5" (1.39m x 1.05m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, fitted with a two piece suite comprising low level WC and wash hand basin with taps and tiled splashbacks.

## EXTERIOR

Concrete driveway providing off-road parking for vehicles, the front garden is laid to lawn. Wooden gate to the side accessing rear garden, cold water tap.

## GARAGE

8' 3" x 16' 3" (2.52m x 4.97m) Roller door, electric consumer unit board, floor standing oil fired boiler.

## SOUTH FACING REAR GARDEN

Mainly laid to lawn with shrub borders and gravelled pathways, wooden garden shed, oil storage tank, lighting.

## DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, into the centre of Holbeach, take the right hand turning at the traffic lights into Church Street and continue to Fen Road. Proceed without deviation for approximately 4 miles to Holbeach St. Johns continuing on to Jekils Bank into Holbeach Drove Gate. Follow this road for approximately 5 miles to Holbeach Drove. Take a left hand turning into St. Polycarps Drive where the property is located on the right hand side.

## SERVICES

Mains water and electricity. Private drainage and oil central heating.

## DISCLAIMER

Under the Estate Agents Act 1979 we are obliged to declare that the sellers of this property are related to an employee of Longstaff Estate Agents.



# GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Ideagen 12/05

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref:** s11708

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: [s.spalding@longstaff.co.uk](mailto:s.spalding@longstaff.co.uk)

[www.longstaff.co.uk](http://www.longstaff.co.uk)