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52 The Hollies, Holbeach PE12 7JQ

£167,500 Freehold

- No Chain
- 2 Double Bedrooms
- Low Maintenance Garden
- Conservatory
- Viewing Recommended

2 bedroom semi-detached bungalow situated in a popular town location. Accommodation comprising entrance hallway, kitchen diner, lounge, conservatory, 2 double bedrooms and shower room. Off-road parking, low maintenance rear garden. Gas central heating. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

ENTRANCE PORCH

3' 9" x 6' 1" (1.16m x 1.87m) UPVC double glazed windows with tiled flooring and power points, obscure leaded UPVC double glazed door into:

ENTRANCE HALLWAY

6' 3" x 16' 7" (1.91m x 5.06m) Coved and textured ceiling, 2 centre light points, access to loft space, smoke alarm, BT point, central heating thermostat, radiator, storage cupboard housing hot water cylinder with slatted shelving, obscure leaded glazed door into:

KITCHEN DINER

8' 9" x 13' 1" (2.67m x 4.0m) Leaded UPVC double glazed window to the front elevation, coved and textured ceiling, centre strip light, double radiator, wall mounted Worcester



gas boiler, central heating controls, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless sink with mixer tap, plumbing and space for washing machine, space for electric cooker, space for fridge freezer.

From the Entrance Hallway into:

LOUNGE

11' 3" x 15' 7" (3.45m x 4.76m) Wooden French doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, radiator, gas point.

CONSERVATORY

10' 1" x 9' 6" (3.08m x 2.92m) UPVC construction and polycarbonate roof, double radiator, wall light, power points, UPVC double glazed door to the side elevation.

From the Entrance Hallway a door leads into:

SHOWER ROOM

6' 5" x 5' 5" (1.97m x 1.67m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, radiator, shaver point, wall mirror, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with medicine cabinet over, fully tiled shower cubicle with fitted Creda shower over.

BEDROOM 1

9' 4" x 11' 11" (2.87m x 3.65m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, BT point, fitted furniture comprising double wardrobe, single wardrobe, over bed storage units, built-in bedside cabinet.

BEDROOM 2

8' 8" x 9' 9" (2.65m x 2.98m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, electric consumer unit.

EXTERIOR

Off road parking for 2/3 vehicles, the front garden is laid to gravel with paved pathways and further block paved area, wooden side access gate leading into rear garden.

REAR GARDEN

Brick wall to the side and rear elevations, low maintenance garden with flagstone patio area, further gravelled area, raised shrub borders. Fenced boundaries.

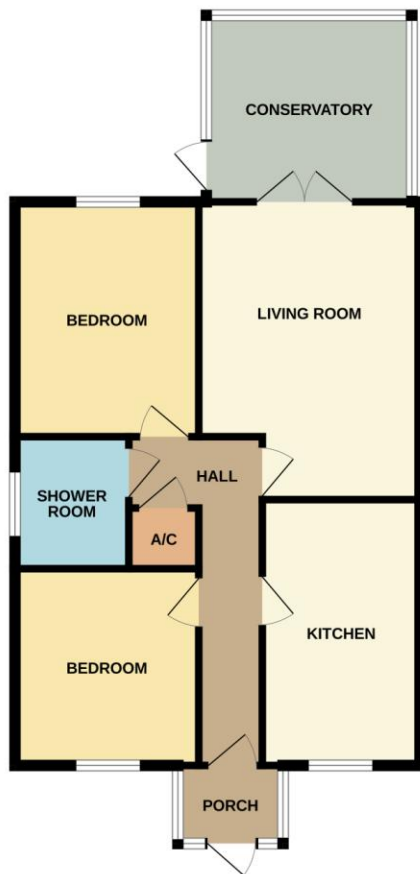
DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights take the second left into Park Road, proceed along and turn right into Park Lane and follow this road into The Hollies,

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.

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 as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

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: S11718

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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