

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



31 Marshlands Drive, Holbeach PE12 7QQ

£244,500 Freehold

- Superbly Presented Throughout
- 3 Bedrooms
- Summerhouse with Hot Tub Included
- Ample Parking/Space for Caravan
- Ideal Family Property

Superbly presented 3 bedroom detached property situated in a popular location. Accommodation comprising kitchen, dining area, lounge, conservatory, 3 bedrooms and bathroom. Mature rear gardens, summerhouse with hot tub, extensive off-road parking, single garage. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed obscured leaded door to the side elevation leading into:

KITCHEN

10' 2" x 10' 4" (3.12m x 3.16m) UPVC double glazed bay window to the front elevation, skimmed ceiling, inset LED lighting, radiator, storage cupboard off with shelving and coat rail. Fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset sink with pull out mixer tap, further drawer units, plumbing and space for washing machine, integrated Bosch induction ceramic hob, extractor hood over, integrated Hotpoint stainless steel fan assisted electric oven, integrated fridge freezer, breakfast bar, part glazed door into:

DINING AREA

7' 10" x 10' 3" (2.39m x 3.14m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, exposed floor boards, open arch leading into:

LOUNGE

11' 1" x 18' 7" (3.39m x 5.67m) at the widest point UPVC double glazed



French doors to the rear elevation, UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, strip floor boards, TV point, 2 single radiators, fitted gas log effect fire, staircase leading to first floor.

From the Double French doors into:

CONSERVATORY

8' 2" x 14' 9" (2.49m x 4.52m) Dwarf brick and UPVC construction with UPVC double glazed windows to both side elevations and to the rear elevation, UPVC double glazed French doors to the rear elevation, radiator, laminate flooring, power points.

From the Lounge the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 0" x 6' 3" (2.14m x 1.93m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, door into:

MASTER BEDROOM

11' 2" x 10' 4" (3.42m x 3.15m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 2

9' 2" x 11' 0" (2.81m x 3.36m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, wardrobes with hanging rail and shelving (0.68m in depth).

BEDROOM 3

6' 9" x 7' 10" (2.08m x 2.40m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

6' 4" x 7' 11" (1.94m x 2.42m) UPVC obscured double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, stainless steel heated towel rail, storage cupboard off housing Logic gas combination boiler, fitted with a three piece suite comprising low level WC, freestanding bath with central mixer tap, shower screen and the mostatic shower over, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over.

EXTERIOR

Picket fencing with double gates leading into gravelled driveway providing multiple off-road parking for vehicles. The front garden is mainly laid to lawn. Extensive lighting.

GARAGE

10' 2" x 19' 9" (3.12m x 6.03m) Up and over door, UPVC double glazed window to the rear elevation, wooden door to the side elevation, power and strip lighting, work bench.

Side wooden access gate leading into rear garden.

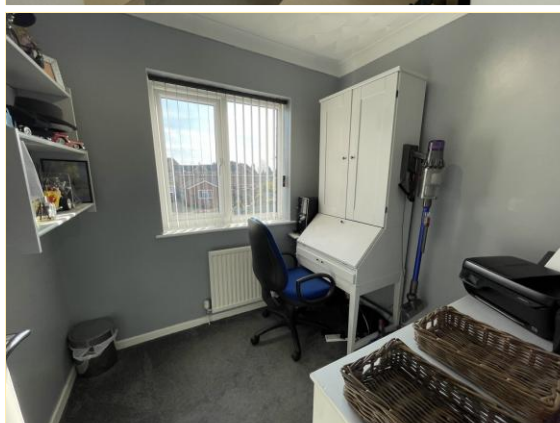
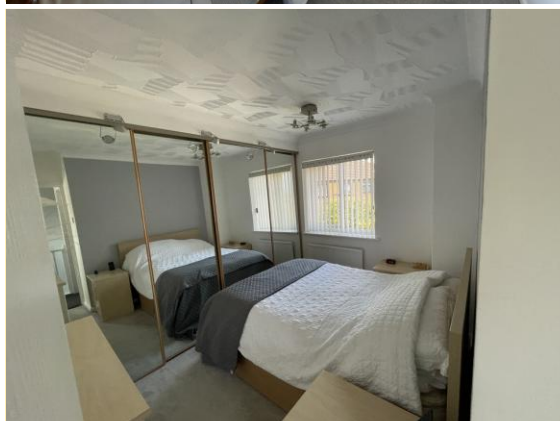
REAR GARDEN

Beautifully presented with flagstone patio area, outside lighting, wooden summerhouse with hot tub (included in the sale), wooden garden shed with power and lighting. The gardens are mainly laid to lawn with a wide range of mature shrub and tree borders.

There is a covered area to the side for storage.

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. Take the second turning on the left into Battlefields Lane South and follow this round the bend turning right into Stockmans Avenue and right on to Marshlands Drive and the property is the first house on the right hand.





TENURE Freehold

SERVICES All Mains

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: S11717

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.com www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		