

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Holmefield, Herdgate Lane, Pinchbeck PE11 3UP

Guide Price £225,000 Freehold

- 3 Bedroom Bungalows
- Partly Non Standard Construction
- Open Views of Farmland
- Ample Off-Road Parking

3 bedroom detached bungalow (partly non-standard construction), driveway with off-road parking and concrete sectional garage, front and rear gardens, open views of farmland, inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Recessed entrance with UPVC stable style entrance door to:

RECEPTION HALL

Fitted carpet, picture rail, ceiling light, access to loft space, radiator, doors arranged off to:

BEDROOM 1

12' 5" x 10' 10" (3.79m x 3.32m) plus recess. Georgian style UPVC window to the front elevation, dual aspect with UPVC window to the side elevation, ceiling light, picture rail, radiator.

BEDROOM 2

12' 4" x 11' 0" (3.77m x 3.36m) Dual aspect with Georgian style UPVC window to the front elevation, window to the side elevation, picture rail, ceiling light, radiator.

BEDROOM 3 (CURRENTLY USED AS A DINING ROOM)

12' 0" x 12' 0" (3.67m x 3.68m) UPVC window to the rear elevation, picture rail, ceiling light, radiator.



SITTING ROOM

15' 8" x 13' 3" (4.80m x 4.04m) maximum Feature fireplace, picture rail, ceiling light, twin alcoves, UPVC window to the side elevation, double radiator, multi pane glazed door to:

DINING KITCHEN

15' 1" x 9' 5" (4.62m x 2.88m) Comprehensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, multi speed cooker hood, tile effect vinyl floor covering, coved cornice, 6 way adjustable ceiling light fitting, double radiator, dual aspect with UPVC windows to the side and rear elevations, door to:



FULLY TILED BATHROOM

6' 3" x 5' 8" (1.91m x 1.75m) Two piece suite comprising panelled bath with Triton electric shower over, hand basin with mixer tap and vanity storage unit, obscure glazed UPVC window, radiator, ceiling light.

Also from the Kitchen door to:

REAR ENTRANCE LOBBY

With door to:

BOILER ROOM

Housing the Worcester oil fired central heating boiler, coat hooks, electricity meter and consumer unit.



SEPARATE WC

Low level suite, fully tiled walls, ceiling light, radiator, obscure glazed UPVC window.

CONSERVATORY

7' 6" x 15' 5" (2.31m x 4.72m) UPVC double glazed construction with rear entrance door, power and lighting, radiator, ceramic floor tiles.

EXTERIOR

To the front of the property there is a lawned garden interspersed with shrubbery and bushes, driveway with multiple parking adjacent to the bungalow (the driveway also serves the property known as the bungalow to the rear). To the rear of the property there is a delightful enclosed courtyard style garden with modern slabs and a attractive seating area. This area is fenced and gated and to the rear of this is:

CONCRETE SECTIONAL GARAGE

15' 8" x 7' 10" (4.8m x 2.4m) Up and over door, side personnel door.

To the rear of this there is a small lawned garden and a modern oil storage tank.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue through Pinchbeck, passing the Birchgrove Garden Centre and then taking the next right hand turning into Herdgate Lane. Continue for a round three quarters of a mile and the property is situated on the right hand side.

AMENITIES

The nearby village of Pinchbeck offers a wide range of facilities including shops, primary school, doctors surgery, Church, public house etc. Spalding is 3 miles from the property and the cathedral city of Peterborough 21 miles to the south offering a fast train link with London's Kings Cross minimum journey time 48 minutes.





Awaiting EPC and Floorplan

TENURE Freehold

SERVICES Mains electricity and water. Oil central heating. Shared private drainage system with the bungalow to the rear.

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: S11748

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