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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



50 Marshlands Drive , Holbeach PE12 7QW

£185,000 Freehold

- Spacious Accommodation
- 2 Conservatories
- Driveway and Established Gardens
- Very Well Presented
- No Chain

Spacious semi-detached house with entrance hall, lounge, kitchen, 2 conservatories, 2 double bedrooms and bathroom. Well presented throughout - gas central heating and UPVC windows. Established gardens and driveway.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Entrance canopy and modern composite front entrance door with similar side panel to:

RECEPTION HALL

10' 9" x 5' 10" (3.29m x 1.78m) Ceramic floor tiles, under stairs store cupboard, coved and textured ceiling, ceiling light, radiator, staircase off, door to:

FITTED KITCHEN

10' 1" x 8' 8" (3.08m x 2.66m) Extensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, multi speed cooker hood, plumbing and space for washing machine, further appliance space, UPVC window to the front elevation, ceramic floor tiles, fuse box, coved and textured ceiling, ceiling light, modern wall mounted Ariston gas fired central heating boiler, doorway to:

SIDE CONSERVATORY

10' 4" x 8' 11" (3.16m x 2.74m) Dwarf brick and UPVC construction with



mono pitched polycarbonate roof, ceramic floor tiles, radiator, glazed UPVC rear door leading on to the patio.

LOUNGE

15' 0" x 11' 7" (4.58m x 3.55m) Ceramic floor tiles, coved and textured ceiling, ceiling light, radiator, open arch to:

REAR CONSERVATORY

10' 7" x 6' 11" (3.23m x 2.12m) Dwarf brick and UPVC construction with mono pitched polycarbonate roof, ceramic floor tiles, radiator, tilt and turn UPVC patio doors to the rear elevation.



From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Built-in linen cupboard, access to loft space, coved and textured ceiling, ceiling light, doors arranged off to:

BEDROOM 1

11' 10" x 11' 9" (3.61m x 3.60m) UPVC window to the front elevation, fitted carpet, radiator, coved and textured ceiling, ceiling light, recessed single wardrobe with twin hanging rails.



BEDROOM 2

10' 3" x 8' 4" (3.14m x 2.55m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, fitted carpet.

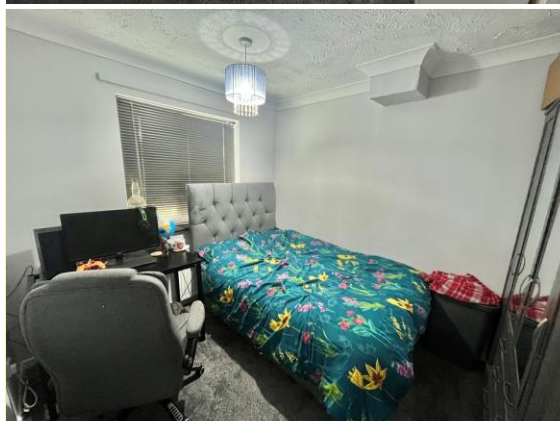
BATHROOM

7' 6" x 6' 4" (2.31m maximum x 1.95m) Three piece suite comprising panelled bath with mixer tap, shower over and glazed screen, hand basin with mixer tap, low level WC, tiling around the bath area, vertical radiator/towel rail, obscure glazed UPVC window, extractor fan, ceiling light.

EXTERIOR

open plan gravelled frontage and ample off-road parking.

Gated access to:



ESTABLISHED REAR GARDENS

Of generous dimensions designed for ease of maintenance predominantly paved with various patio and seating areas, timber fencing and stocked borders, outside tap, outside lighting.

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, left at the 'T' junction 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





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: S11773

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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