

EST 1770



# Longstaff<sup>.COM</sup>

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



## The Old Forge, Marsh Road, Holbeach Hurn PE12 8JR

**£250,000 Freehold**

- Pleasant Rural Location
- Double Garage, Ample Parking
- 2/3 Bedrooms
- Ground Floor Shower Room and Cloakroom, First Floor Bathroom
- No Chain

2/3 bedroom detached property. Individually designed with spacious well appointed accommodation. Established gardens, multiple parking and double garage. Oil central heating.

SPALDING 01775 766766 BOURNE 01778 420406

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



**ACCOMMODATION** Front entrance door opening into:

**SITTING ROOM** 12' 0" x 10' 0" (3.67m x 3.06m) Ceiling light, radiator, UPVC front window, door to:

**BEDROOM 3 (CURRENTLY USED AS LOUNGE)** 11' 11" x 12' 11" (3.65m x 3.96m) UPVC windows to the front and side elevations, laminate flooring, ceiling light, radiator.

**KITCHEN DINER** 18' 11" x 18' 1" (5.77m x 5.53m)

**DINING AREA** UPVC window, laminate flooring, open fireplace with decorative surround.

**KITCHEN AREA** Extensive range of base cupboards and drawers, stainless steel sink unit with mixer tap,





worktops, eye level wall cupboards, end display shelves, appliance space, built-in electric oven, hob and multi speed cooker hood, 2 UPVC windows to the side elevation, ceramic floor tiles, range of spotlights, walk-in pantry.

**SHOWER ROOM** 7' 9" x 6' 11" (2.38m x 2.13m) Shower unit and hand basin, direct access into:

**SEPARATE WC** 3' 4" x 6' 11" (1.04m x 2.13m) Low level suite.

**REAR LOBBY** 6' 11" x 2' 11" (2.13m x 0.91m)

From the corner of the Kitchen Diner a door leads to a staircase which rises to:

**FIRST FLOOR LANDING** 12' 2" x 3' 6" (3.71m x 1.08m) Fitted store cupboards.

**BATHROOM** 6' 5" x 5' 4" (1.97m x 1.65m) Panelled bath with shower over and glazed screen, pedestal wash hand basin, radiator, UPVC window.

**WASH ROOM** 7' 6" x 3' 0" (2.30m x 0.93m) Low level WC and wash hand basin.

**BEDROOM 1** 15' 9" x 10' 4" (4.82m x 3.16m) Window to the front elevation, ceiling light, radiator.

**BEDROOM 2** 11' 11" x 10' 8" (3.64m x 3.26m) Windows to the front and side elevations, radiator, ceiling light.

**EXTERIOR** The property occupies a generous sized plot with extensive frontage, laid to gravel with multiple parking and turning bay and access to:

**DETACHED DOUBLE GARAGE** To the side of which is the oil storage tank.

**STORE** Housing central heating boiler.

**ESTABLISHED GARDENS** Mainly lawned with patio, stocked borders, shrubs, plants and trees, private drainage system.

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

**DIRECTIONS** From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode, turn left at the roundabout and right at the next roundabout onto the A17 travelling east bound, take left hand turning by Lodge Farm Cafe, signposted Holbeach Hurn. Proceed into the village following the road round to the right into Marsh Road, passing Bailey's Lane and the entrance to Worth Farms and then turn right along the roadway (continuation of Marsh Road) and the property is the third on the right hand side.





**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: S11948

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)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		