

EST 1770



Longstaff^{.COM}

DO NOT USE RESIDENTIAL: 01406 422760 www.longstaff.com



82 Boston Road South, Holbeach PE12 7LZ

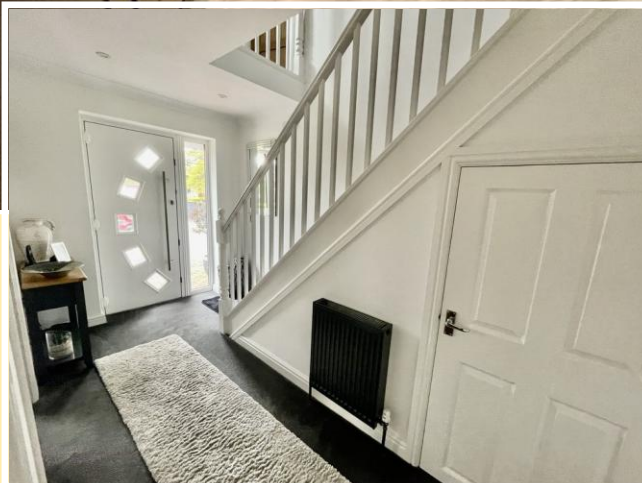
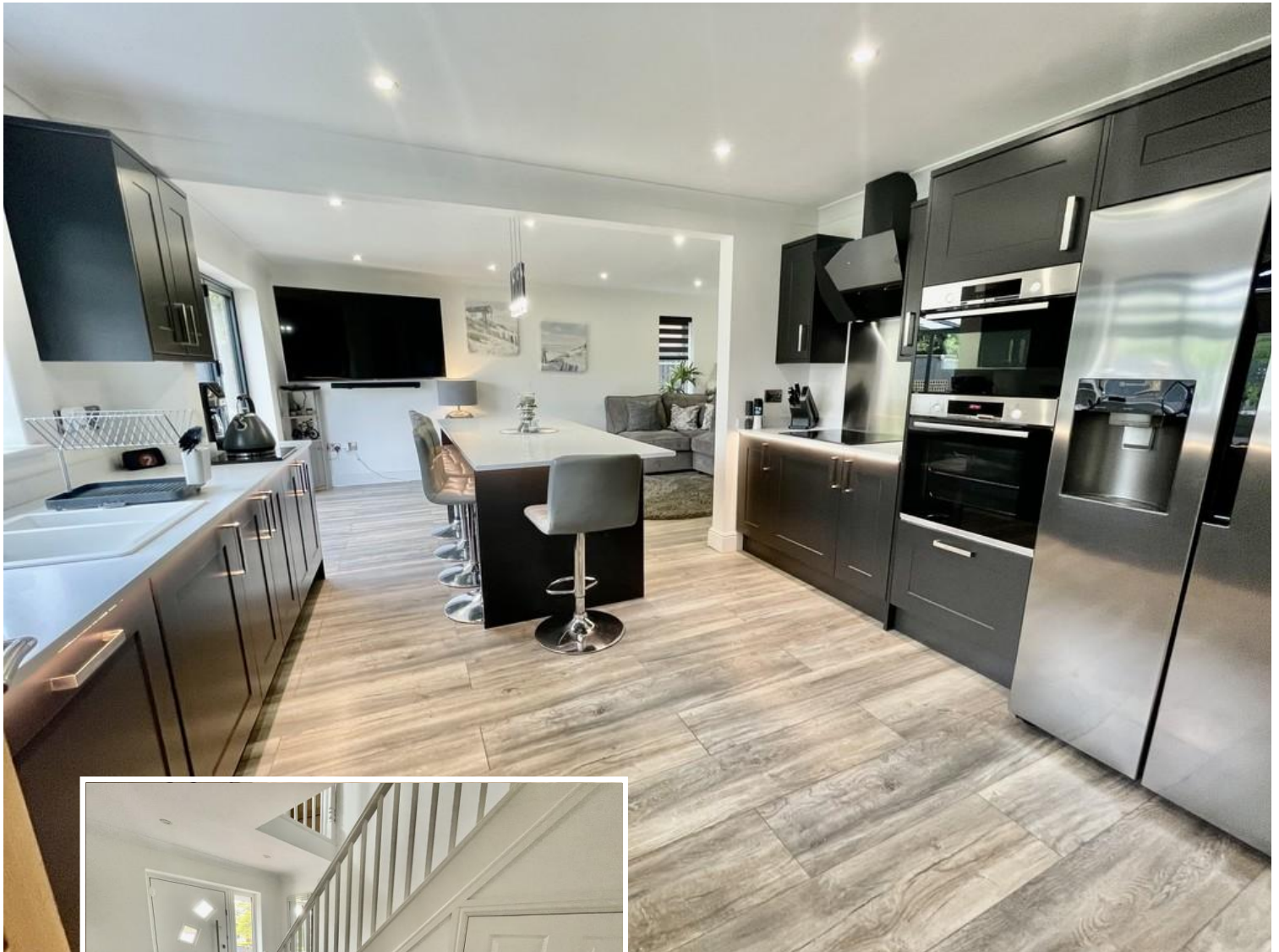
£379,995 Freehold

- NOT OVERLOOKED AT THE REAR
- CLOSE TO SCHOOLS
- AMPLE PARKING
- FOUR BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN

Modern Family House within easy access of both primary and secondary schools. Open aspect to the rear, ample parking & garage. Four Bedrooms, Two Receptions, Bathroom & En Suite, UPVC Double Glazing, Gas Central Heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open canopy porch with external lighting with composite double glazed door with matching full length double glazed panel to the side elevation leading into:

ENTRANCE HALLWAY

7' 0" x 13' 6" (2.14m x 4.13m) Skimmed ceiling, inset LED lighting, smoke alarm, understairs storage cupboard, double radiator, telephone point, central heating thermostat, staircase rising to first floor, solid oak door into:

FORMAL DINING ROOM

10' 10" x 11' 9" (3.31m x 3.59m) Georgian style UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point.



From the Entrance Hallway a solid oak glazed door leading into:

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

18' 0" x 21' 10" (5.51m x 6.68m)

LOUNGE AREA

Georgian UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset downlighters, fitted oak style laminate flooring, radiator.

DINING AREA

TV point, inset LED lighting, skimmed and coved ceiling, bi-fold doors to the rear elevation, central island with drawer units and under cabinet lighting, wine cooler.

KITCHEN AREA

Georgian style UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, fitted oak style laminate flooring, radiator, fitted with a wide range of base, eye level and drawer units with work surfaces over and under cabinet lighting, splashbacks, integrated dishwasher, space for American fridge freezer, integrated Bosch stainless steel double fan assisted electric oven, built-in stainless steel Bosch microwave/combination oven, integrated Induction Bosch hob with stainless steel splashbacks, extractor hood over, solid oak door off into:

UTILITY ROOM

5' 9" x 10' 0" (1.77m x 3.07m) Georgian style UPVC double glazed window to the side elevation, obscured UPVC double glazed door to the rear elevation, skimmed and coved ceiling, inset LED lighting, fitted oak style laminate flooring, radiator, fitted with a range of base, eye level and larder units, work surfaces over, tiled splashbacks, inset stainless steel square bowl sink with mixer tap, plumbing and space for washing machine, space for freezer/tumble dryer, extractor fan. Solid oak door into:

CLOAKROOM

2' 10" x 6' 0" (0.88m x 1.85m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, radiator, fitted oak style laminate flooring, fitted with a two piece suite comprising low level WC, one and a half bowl with pull out sprinkler tap fitted into vanity unit with storage below.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 1" x 16' 0" (2.18m x 4.89m) Georgian style UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, smoke alarm, double radiator, access to loft space (boarded), Airing Cupboard with fitted hot water cylinder and slatted shelving.



MASTER BEDROOM

11' 10" x 13' 5" (3.63m x 4.11m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, solid oak door into:

EN-SUITE SHOWER ROOM

4' 0" x 8' 8" (1.22m x 2.66m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, laminate flooring, radiator, recently refitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, double sized shower cubicle with stainless steel sliding doors with fitted thermostatic shower over with rainfall shower and attachment tap.



BEDROOM 2

8' 8" x 14' 0" (2.65m x 4.28m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, fitted wardrobe with hanging rail and shelving into recess.

BEDROOM 3

10' 7" x 11' 8" (3.25m x 3.57m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point.



BEDROOM 4

8' 10" x 9' 5" (2.70m x 2.88m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, telephone point, fitted double door wardrobe with hanging rail and shelving.



FAMILY BATHROOM

7' 2" x 9' 8" (2.2m x 2.97m) Obscured UPVC double glazed window to the rear elevation, part wall tiling, fitted oak effect laminate flooring, skimmed and coved ceiling, inset LED lighting, stainless steel towel rail. Fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below with mixer tap over, shower cubicle with fitted thermostatic shower over with rainfall shower head and further shower attachment tap, freestanding oval bath with mixer tap and further shower attachment tap.



EXTERIOR

Wrought iron fencing and with wrought iron gated access on to driveway with turning bay providing multiple off-road parking, there is lawn to the right hand side of the driveway and gravel to the other side. Extensive lighting. Side wrought iron gated access with paved pathways leading to the rear.

GARAGE

Electrically operated door, concrete floor, power and light connected.

REAR GARDEN

Paved pathways, extensive lighting, flagstone patio area with canopy over, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, lighting, garden shed, fenced boundaries to both sides and to the rear elevations.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach. From the town centre traffic lights, follow Boston Road South and the property can be found on the right hand side just before the school.

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 King's Lynn both have train services to London King's Cross.







THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band D

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 dlients 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 dient(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: S11443

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.
 2 West End
 Holbeach
 Spalding
 Lincolnshire
 PE12 7LW

