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Offers in the region of £340,000 Freehold



45 Fen Road, Holbeach, Lincolnshire, PE12 8QA

A superb 3-bedroom, executive-style bungalow sitting on a very generous plot (just under ¼ acre), set well back from the kerbside and within easy walking distance of the town centre. This extremely spacious bungalow has a super-sized fitted kitchen with a utility room and separate cloakroom off, and an L-shaped living / dining room with patio doors to the garden. There are 3 double bedrooms with a contemporary en-suite shower to the master bedroom and a further large, modern family sized bathroom. The bungalow sits centrally on its plot with neat lawns, a summerhouse and field views. To the front is a large driveway providing off-road parking for several vehicles leading to the integral double garage.

Holbeach is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is approximately 19-minute drive away and provides a wide variety of local shops, schools and entertainment including pubs and restaurants.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Hallway

15'3" x 13'3" (4.66 x 4.05)

Textured and ornate coved ceiling. Part uPVC part double glazed front door with matching window panel to front. Access to cloak cupboard and linen cupboard with shelving. 2 x radiators. Double power points. Telephone point. Broadband point. Wood effect flooring.

Living Room

16'3" x 12'8" (4.97 x 3.88)

Coved and textured ceiling. Ceiling medallion. uPVC double-glazed bow window to front. Feature flame effect gas fire with decorative wooden surround. Power points. TV aerial socket. Radiator.

Dining Room

11'10" x 10'0" (3.63 x 3.06)

Coved and textured ceiling. Ceiling medallion. uPVC double-glazed French doors to garden. Power points. Radiator.

Kitchen

11'10" x 11'4" (3.61 x 3.46)

Coved and textured ceiling. uPVC double-glazed window to front. Matching wall and base units. Worktops over and drawer storage. Polycarbonate 1 1/2 bowl sink and drainer with mixer tap. Tiled splashbacks. 4-ring 'Neff' gas hob with extractor over. 'Belling' eye-level integrated oven and grill. Integrated dishwasher. Intergrated low-level fridge. Power points. Radiator. Door to utility room. Wood effect floor.

Utility Room

8'6" x 5'10" (2.61 x 1.78)

Coved and textured ceiling. Part uPVC part double-glazed door to side. uPVC double-glazed window to side. Wall and base units with worktop over. Tiled splashback. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wood effect flooring.

Cloakroom

5'10" x 2'10" (1.78 x 0.87)

Coved and textured ceiling. uPVC double-glazed privacy window to side. Pedestal hand basin. Low-level WC. Radiator. Wood effect flooring.

Shower Room

9'9" x 7'8" (2.98 x 2.35)

Textured and coved ceiling. uPVC double-glazed privacy glass window to side. Vanity hand basin and concealed cistern WC with storage. Step-in shower cubicle with 'Aqualisa' pre-warming shower. Extractor fan. Heated towel rail.

Bedroom 1

14'4" (max) 12'1" (min) x 11'5" (4.389 (max) 3.69 (min) x 3.50)

Coved and textured ceiling. uPVC double-glazed window to rear. Range of wardrobes with hanging rails and storage shelving with over-bed storage. Shirt cupboard with bi-fold doors. Radiator. Power points. Newly laid "Karndean style" flooring

En-suite

5'7" (to shower cubicle) x 4'5" (1.72 (to shower cubicle) x 1.37)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Vanity sink and concealed cistern WC with storage. Step-in shower cubicle with mains fed shower. Heated towel rail. Extractor fan.

Bedroom 2

11'11" x 9'10" (3.64 x 3.00)

Coved and textured ceiling. uPVC double-glazed window to rear. Built-in double wardrobe. Radiator. Power points

Bedroom 3 / Office

11'10" x 8'11" (3.63 x 2.72)

Coved and textured ceiling. uPVC double-glazed window to rear. Radiator. Power points.

Garage

19'4" x 18'4" (5.90 x 5.60)

Double garage with twin electric roller doors. Part wood part patterned glass door to garden. 'Baxi' gas combi boiler serving heating and hot water. Matching wall and base units with worktop over. Stainless steel sink and drainer with cold water tap. Electric and lighting. Space for tall fridge freezer/chest freezer/tumble dryer. Outside tap, Access to loft space.

Outside

To the rear of the property is a fully enclosed garden, laid to lawn with surrounding flower beds. A patio offers the perfect spot to enjoy the sun with friends and family. Pedestrian gates to both sides of the property, providing access to the front. 1 x wooden shed. 1 x wooden summer house. Outdoor double power point. This property benefits from PVC soffits and fascias. To the front of the property is a lawn, decorated with various mature shrubs, bushes and trees. A gravel driveway offers off-road parking for 4 x vehicles with further space in the double garage.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band D. For more information on Council Tax, please contact South Holland District Council on 01775 761161

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC then please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating.

Mobile Phone Signal

EE - Good in-home and outdoor

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.

GROUND FLOOR
1525 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.