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## 2 Holland Road, Spalding PE11 1UL

**£245,000 Freehold**

- Popular Central Location
- Detached House
- 2 Double Bedrooms
- Off-Road Parking for 2 Cars
- Garden/Family Room

Attractive detached house in central location convenient for all amenities. Driveway, established gardens, gas central heating, UPVC windows. 2 double bedrooms, bathroom and shower room. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION** Part glazed UPVC front entrance door opening into:

**ENTRANCE HALL** UPVC side window, smoke alarm, ceiling light, telephone point, radiator, central heating timer control unit and thermostat, cupboard housing the modern fuse box and cupboard housing the electricity meter, staircase off, door to:

**SITTING ROOM** 14' 4" x 12' 0" (4.38m x 3.67m) UPVC window to the front elevation, double radiator, coved cornice, ceiling light, chimney breast with open grate, raised tiled hearth and display plinth, shelved alcoves.

**KITCHEN/BREAKFAST ROOM** 14' 5" x 9' 6" (4.41m x 2.90m overall) Single drainer one and a quarter bowl stainless steel sink unit with mixer tap, cupboards beneath, roll edged worktops with cupboards and drawers beneath, intermediate wall tiling, matching eye level wall cupboards, multi speed cooker hood above



the freestanding Cannon gas cooker, ceramic floor tiles, coved and textured ceiling, ceiling light, fluorescent strip light, double radiator, plumbing and space for washing machine, useful under stairs store cupboard incorporating a pantry with shelf and electric light.

From the Kitchen/Breakfast Room a half glazed door opens into:

**GARDEN/FAMILY ROOM** 13' 9" x 18' 7" (4.21m x 5.67m maximum) Quarry tiled floor, UPVC windows to the side and rear elevations, 2 radiators, recessed ceiling lights, UPVC sliding patio doors to the rear opening on to the garden, wall light, door to:

**GROUND FLOOR SHOWER ROOM** Incorporated within the overall room measurement. Ceramic floor tiles, shower tray with tiled surround, fitted shower, bracket hand basin and low level WC, obscure glazed UPVC window, radiator, ceiling light.

From the Reception Hall the carpeted staircase rises via a Half Landing with feature leaded light porthole style window to the rear elevation rising to:

**FIRST FLOOR LANDING** Ceiling light, smoke alarm, doors arranged off to:

**BEDROOM 1** 12' 2" x 10' 7" (3.72m x 3.23m) UPVC window to the front elevation, radiator, coved cornice, ceiling light, recessed 2 double wardrobes with overhead storage cupboards and built-in airing cupboard housing the hot water cylinder.

**BEDROOM 2** 10' 11" x 11' 1" (3.33m x 3.40m) UPVC window to the rear elevation, double radiator, coved and textured ceiling, ceiling light.

**BATHROOM** 6' 3" x 5' 4" (1.93m x 1.65m) Two piece coloured suite comprising panelled bath, wash hand basin, tiled surround, obscure glazed porthole style window, ceiling light, access to loft space, radiator.

**SEPARATE WC** Low level suite, UPVC window to the rear elevation, radiator, ceiling light.

**EXTERIOR** Gravelled front garden area with hedge row to the side boundary, stocked border and concrete driveway with back to back parking for 2 cars. Hand gate giving access down the side of the property where there is an integrated store/boiler house and a pathway leading round to:

**ESTABLISHED REAR GARDENS** Approximately 25m deep by 7m wide comprising extensive lawn with well stocked wide borders with a variety of shrubs, flowers, plants and bushes, garden shed with water butt. Fencing to the side boundary and a wall to the other side and rear.

**DIRECTIONS** The property is situated within a stone's throw of the town centre but if travelling by car proceed from the Agents offices along New Road, continue into Westlode Street, up to the end veering off to the left into Albion Street. Continue to the twin bridges, taking the fourth exit along Commercial Road following the river, carrying on into the High Street and then turning left into Holland Road. Proceed round the right hand bend and the property is situated on the right hand side.

**AMENITIES** The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and any other items are approximate and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should be used as a guide only and not as a contract. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains. Gas central heating.

**COUNCIL TAX BAND** C

**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: S11985**

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