

# LONG SUTTON

Move straight into this delightful two-bedroom detached bungalow, perfectly positioned in a highly desirable and peaceful location, yet just a short walk from the local town and its amenities. Combining modern comfort with a welcoming sense of space, this home is ready to enjoy from day one. The spacious living room offers a warm and inviting atmosphere, centred around a feature electric fire, perfect for cosy evenings in. Two generously sized double bedrooms, a contemporary shower room and a separate bathroom complete the well-planned interior.

Step outside to discover a beautifully maintained, fully enclosed rear garden, a true haven for nature. Laid to lawn with decorative borders and mature trees offering excellent privacy. A spacious patio area provides the perfect setting for outdoor dining or summer gatherings.

To the front, a low-maintenance garden complements the home's kerb appeal, with off-road parking for one vehicle and further space within the single integral garage. This property truly offers the best of both worlds, modern living in a tranquil setting, surrounded by nature yet close to local shops, cafes, and transport links. A perfect choice for those seeking comfort, convenience, and a peaceful lifestyle.

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 restaurants with further rail links.

## 11 Cedar Drive, Holbeach, Lincolnshire, PE12 7JP

**Offers in the region of £240,000 Freehold**



### Front Porch

488'10" x 3'4" (149 x 1.04)

Coved ceiling. Part uPVC part double-glazed front door with matching side panel. Storm porch to front. Wooden single-glazed door with matching side panel to hallway. Tiled floor.

### Hallway

13'0" x 7'4" (max) 4'9" (min) (3.97 x 2.25 (max) 1.46 (min))

Coved ceiling. Fire alarm. Loft access. Access to air cupboard housing hot water cylinder and storage shelves. Power points. 'BT Openreach' socket. Radiator. Engineered wood flooring.

### Living Room

12'8" x 12'8" (3.87 x 3.88)

Coved ceiling. uPVC bay-style double-glazed window to front. Feature electric place (Concealed tapped gas pipe to allow for potential future conversion to a gas fire). TV aerial socket. Power points. Radiator. Engineered wood flooring.

### Kitchen / Diner

14'2" (max) x 11'11" (4.32 (max) x 3.65)

Coved ceiling. uPVC double-glazed window to front. Wall and base units with drawer storage. 'Lamona' gas hob. Double oven and grill. Stainless steel sink and drainer with mixer tap. Cobble-stone effect tiled splashbacks. Integrated fridge. Wine storage and integrated cooler. Space for dining table. Radiator. Power points. Engineered wood flooring.

### Utility Room

6'4" x 5'10" (1.95 x 1.79)

Coved ceiling. Part uPVC , part double-glazed door to garden. uPVC double-glazed window to rear. Pantry-style cupboard storage. Worktop with space underneath for 2 x under-counter appliances, including plumbing for washing machine. Power points. Radiator. Tiled floor.

### Shower Room

9'3" (inc shower cubicle) x 3'9" (2.83 (inc shower cubicle) x 1.15)

uPVC double-glazed privacy glass window to side. Pedestal hand basin. Low-level WC. Step-in shower cubicle with 'Mira' electric shower. Cobblestone effect tiles to walls. Tiled floor. Extractor fan. Heated towel rail.

### Bedroom 1

11'8" x 10'8" (3.56 x 3.26)

Coved ceiling. uPVC double-glazed window to front. Fitted bedroom suite. TV aerial socket. Power points. Radiator.

### Bedroom 2

10'8" x 9'1" (3.27 x 2.79)

Coved ceiling. uPVC double-glazed window to rear. Fitted bedroom suite. Power points. Radiator.

### Bathroom

8'5" x 6'1" (max) 3'2"(min) (2.59 x 1.87 (max) 0.98(min))

Coved ceiling. uPVC double-glazed privacy glass window to rear. Paneled bath with twin taps and shower head attachment. Pedestal hand basin. Low-level WC. Part tiled walls. Shaver socket. Extractor fan. Tiled floor.

### Garage

16'5" x 8'8" (5.01 x 2.66)

Single integral garage. 'up and over' garage door. Double-glazed privacy glass window to side. 'Remehal' wall-hung gas boiler. Power and lighting.

### Outside

To the rear lies a fully enclosed and beautifully maintained garden — a true haven for nature. Laid to lawn with decorative borders and mature trees providing excellent privacy, it serves as a peaceful retreat and a hub for local wildlife. Featuring a spacious patio area, perfect for outdoor dining and relaxation. Glasshouse. Wooden shed. 2 x pedestrian gates providing access to front. Outdoor tap. Outdoor power points. Lighting. To the front a low-maintenance garden with off-road parking for one vehicle.

### 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.

### Services

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

Central heating type - Gas central heating.

### Energy Performance Certificate

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

### Council Tax

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

### Mobile Phone Signal

EE - Good outdoor, variable in-home

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.

### Flood Risk

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

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. and 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.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.