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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Sarnia, Clough Road, Holbeach Clough PE12 8BW

£375,000 Freehold

- Spacious Accommodation
- 4 Bedrooms
- Generous Sized Rear Garden
- Detached Double Garage
- No Onward Chain

Superbly presented detached bungalow situated in a semi-rural location approximately 2 miles from the town of Holbeach. Small development of 3 bungalows. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, master bedroom with en-suite, 3 further bedrooms and four piece family bathroom. Mature grounds with views of fields to the rear, double garage, multiple off-road parking.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Ramp leading up to obscured UPVC double glazed door with lantern lighting into:

ENTRANCE HALLWAY

Skimmed and coved ceiling, centre light points, access to loft space, smoke alarm, 2 radiators, BT point, solid double doors accessing storage cupboard with coat rail and shelving, central heating thermostat, door off to cupboard housing newly fitted hot water cylinder. Glazed double doors leading into:

LOUNGE

13' 1" x 19' 0" (4.01m x 5.80m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, 2 fitted wall lights, 2 double radiators, feature limestone fireplace with fitted coal effect gas propane fire, TV point, telephone point.

From the Entrance Hallway door leads into:



KITCHEN DINER

16' 2" x 16' 9" (4.94m x 5.13m) 2 UPVC double glazed windows to the front elevation, UPVC double glazed window to both side elevations, skimmed and coved ceiling, inset downlighters, 2 double radiators, TV point, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, display cabinets, built-in Neff dishwasher, integrated 3 drawer freezer, integrated refrigerator, integrated stainless steel fan assisted electric oven with ceramic Bosch hob over, Bosch stainless steel canopy extractor hood over, solid door into:

UTILITY ROOM

10' 10" x 10' 7" (3.32m x 3.23m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, wall mounted electric consumer unit board, wall mounted oil fired boiler, tiled flooring, radiator, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, plumbing and space for washing machine, space for dishwasher, inset stainless steel sink with mixer tap, central heating controls.

From the Entrance Hallway door into::

MASTER BEDROOM

13' 3" x 15' 4" (4.06m x 4.69m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, TV point, telephone point, fitted bedroom furniture comprising double wardrobe, single wardrobe, 3 drawer chest and further 2 further drawer units. Solid door into:

EN-SUITE

Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset downlighters, part tiled walls, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and wall mirror and shaver point over, fully tiled shower cubide with fitted thermostatic shower over, extractor fan.

From the Entrance Hallway solid door into:

BEDROOM 2

10' 7" x 12' 3" (3.24m x 3.74m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point.



BEDROOM 3

9' 11" x 10' 8" (3.04m x 3.26m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, telephone point.

BEDROOM 4

8' 5" x 10' 11" (2.59m x 3.35m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point.



FAMILY BATHROOM

7' 1" x 9' 1" (2.16m x 2.79m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset downlighters, part tiled walls, radiator, extractor fan, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps and wall mirror and shaver point over, bath with taps, fully tiled shower enclosure with fitted Mira thermostatic shower over.

EXTERIOR

Private block paved road leading into extensive block paved driveway leading to detached double garage.

The front garden is laid to lawn with shrub borders, paved pathways, wooden side access gate to both side elevations (oil storage tank is located to one side) leading into rear garden.



DETACHED DOUBLE GARAGE

18' 1" x 18' 7" (5.52m x 5.68m) 2 up and over doors, storage into eaves, power points, strip light, cold water tap, UPVC double glazed window to the side elevation and obscured UPVC double glazed door to the side.

REAR GARDEN

Extensive flagstone patio area, lighting, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, field views to the rear. The other side elevation has fruit trees, hardstanding for shed.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach proceed into the town centre and turn left into Boston Road South to the roundabout and take the second exit straight across on to Boston Road North, follow to the 'T' junction and take a right hand turning following this road for a short distance before taking the first left hand turn into Clough Road, follow the road down and the cul-de-sac is on the left hand side.

AMENITIES

Holbeach is a popular town with a range of facilities including supermarkets, various shops, public houses/restaurants, doctors surgeries, large park etc. The larger market town of Spalding is 8 miles distant and offers a further range of facilities along with bus and railway stations. Peterborough is 22 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains water and electricity. Oil central heating. drainage to a Biomaster Treatment Plant.



GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

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

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Ref: S12085

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.

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