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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Gables, Marsh Road, Holbeach Hurn PE12 8JR

£235,000 Freehold

- Detached Cottage in a Rural Location
- 2 Bedrooms
- Lounge, Snug and Kitchen
- Ample Off-Road Parking, Garage
- No Chain

2 bedroom detached character cottage in pleasant rural setting with ample off-road parking, garage and established gardens. UPVC windows, gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Part glazed UPVC front entrance door into:

ENTRANCE HALLWAY 7' 8" x 7' 1" (2.36m x 2.16m) UPVC window to the side elevation, radiator, ceiling light, understairs store cupboard, telephone point, door to:

SITTING ROOM 18' 8" x 11' 11" (5.70m x 3.64m) Ceramic tiled fireplace, 2 radiators, UPVC window to the front elevation, 2 ceiling lights, pair of UPVC glazed French doors to the rear, door to:

DINING ROOM/SNUG 8' 1" x 8' 5" (2.47m x 2.59m) UPVC window to the rear elevation, 2 single glazed timber windows to the front elevation, radiator, ceiling light.

Access from the Lounge and from the Entrance Hallway is the:



FITTED KITCHEN 11' 1" x 11' 2" (3.38m x 3.41m) maximum Range of modern units comprising base cupboards and drawers, one and a quarter bowl single drainer stainless steel sink unit, radiator, built-in electric oven and hob, cooker hood, intermediate wall tiling, matching eye level wall cupboards, vinyl floor covering, ceiling light, cupboard housing the fuse box, UPVC window to the rear elevation, shelved storage cupboard, door to:

REAR LOBBY External entrance door, door to:

SEPARATE WC Low level suite, ceiling light.

From the side of the Entrance Hallway a dog legged staircase rises to:

FIRST FLOOR LANDING Access to loft space, doors arranged off to:

BEDROOM 1 12' 1" x 14' 2" (3.69m x 4.33m) 2 UPVC windows to the side elevation, 2 radiators, ceiling light.

BEDROOM 2 11' 1" x 8' 0" (3.39m x 2.46m) UPVC window to the rear elevation, radiator, ceiling light.

BATHROOM 6' 11" x 5' 6" (2.12m x 1.70m) plus 5' 4" x 3' 4" (1.63m x 1.02m), three piece suite comprising panelled bath, wash hand basin, low level WC. radiator, built-in Airing Cupboard, UPVC window to the front elevation, ceiling light.

EXTERIOR At the front of the property there is an extensive gravelled open frontage with multiple parking and access to:

SMALL DETACHED GARAGE

Gate access to:

ESTABLISHED GARDENS Situated to the side and rear of the property with extensive lawns, stocked borders with plants, shrubs and bushes, raised decking area, modern oil storage tank, timber fencing to the rear boundary, cupboard housing the oil central heating boiler.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode, turn left at the roundabout and right at the next roundabout onto the A17 travelling east bound, take left hand turning by Lodge Farm Cafe, signposted Holbeach Hurn. Proceed into the village following the road round to the right into Marsh Road, passing Bailey's Lane and the entrance to Worth Farms and then turn right along the roadway (continuation of Marsh Road) and the property is the third on the right hand side.





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Private drainage. Oil central heating.

COUNCIL TAX BAND TBC

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: S12131

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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