EST 1770

Longstaff.com

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



26 Kings Road, Holbeach PE12 7RJ

£265,000 Freehold

- Detached 3 Bedroom Bungalow
- 2 Shower Rooms
- Conservatory
- Single Garage, Ample Parking
- Generous Sized Garden

Modern detached 3 bedroom bungalow in cul-de-sac location, gas central heating, UPVC windows, driveway, garage, generous sized established gardens. No onward chain.







ACCOMMODATION Part glazed UPVC front entrance door to:

L SHAPED HALLWAY 13' 6" x 3' 9" (4.14m x 1.15m) plus 13'7'' maximum x 3'3'' (4.16m maximum x 1.00m), coved and textured ceiling, access to loft space, 2 ceiling lights, smoke alarm, built-in Airing Cupboard housing the hot water cylinder, telephone point, doors arranged off to:

LOUNGE 12' 8" x 15' 10" (3.87m x 4.83m) maximum UPVC window to the front and side elevations, coal effect gas fire and point with decorative surround, pendant light fitment, 2 wall lights, coved and textured ceiling, radiator, TV point.

KITCHEN 13' 1" x 8' 8" (4.01m x 2.66m) Base cupboards and drawers beneath the roll edged worktops, single drainer one and a quarter bowl resin sink unit with mixer tap, electric oven, gas hob and cooker hood, eye level wall cupboards, radiator, further appliance space, fuse box, coved and











textured ceiling, ceiling light, UPVC window, door to:

UTILITY ROOM 5' 10" x 5' 10" (1.78m x 1.79m) Worktop with inset single drainer resin sink unit with mono block mixer tap, cupboard beneath, plumbing and space for washing machine, tiled splashback, coved and textured ceiling, ceiling light, radiator, part glazed door to:

CONSERVATORY 11' 10" x 8' 6" (3.62m x 2.60m) Dwarf brick and UPVC construction with pitched polycarbonate roof, pair of glazed French doors, power points, ceramic floor tiles, wall lights.

From the Reception Hall further doors are arranged off to:

MASTER BEDROOM 12' 3" x 10' 3" (3.74m x 3.14m) UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, TV point, telephone point, door to:

EN-SUITE SHOWER ROOM 8' 5" x 2' 7" (2.59m x 0.80m) Shower cubicle, bracket hand basin with low level WC, half tiled walls, shaver point, radiator, coved and textured ceiling, ceiling light, obscure glazed UPVC window.

BEDROOM 2 9' 3" x 10' 7" (2.82m x 3.24m) UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator.

BEDROOM 3 9' 6" x 8' 3" (2.91m x 2.54m) UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

SHOWER ROOM 8' 9" x 5' 9" (2.67m x 1.77m) Modern three piece suite comprising shower cabinet with retractable seat and tiled surround, low level WC with push button flush and concealed cistern, hand basin with mixer tap and vanity storage unit, tiled walls and floor, vertical radiator/towel rail, obscure glazed UPVC window, coved and textured ceiling, recessed ceiling lights, extractor fan.

EXTERIOR At the front of the property there is a lawned garden with a hedge to the front boundary, block paved driveway and turning bay with multiple parking and access to:

BRICK GARAGE (SEMI-DETACHED WITH THE NEIGHBOURS GARAGE) 18' 5" x 8' 11" (5.62m x 2.73m) Up and over door, concrete floor, power and lighting, side personnel door.

Between the corner of the bungalow and the garage there is a gated access leading to:

ESTABLISHED REAR GARDEN Which includes a block paved patio area with dwarf capped brick wall to one side, further paved patio, pathways, shaped lawn, close boarded timber fencing to the side and rear boundaries.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach, proceed straight through the town, along the High Street, into Fleet Street and take a left hand turning ahead of the Holy Trinity Catholic Church into Foxes Low Road, take the second left hand turning into Kings Road, proceed right down to the end and the property is the last on the right hand side.

AMENITIES The centre of the market town of Holbeach is within easy walking distance offering a range of local shops, supermarkets, doctors surgeries, sports and social clubs, Church etc. The larger towns of Spalding, Boston and Kings





TENURE Freehold

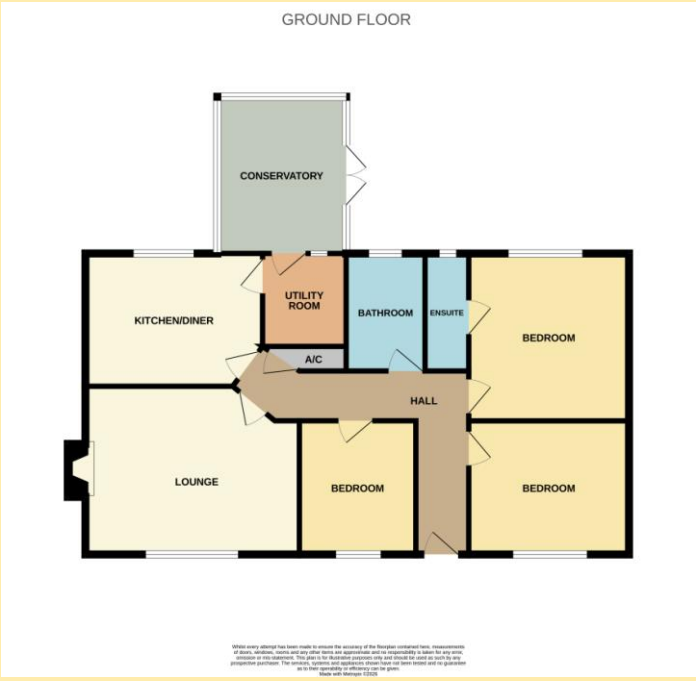
SERVICES Mains water, electricity and drainage. Gas central heating.

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
R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12081
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

