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31 Jasmine Crescent, Holbeach Meadows, Holbeach PE12 7NW

£325,000 Freehold

- Corner Plot
- 4 Bedrooms, En-Suite to the Master
- Detached Garage
- Immaculately Presented
- Viewing Recommended

Superbly presented 4 bedroom detached house approximately 4 years old and set on a corner plot close to the town centre. Accommodation comprising entrance hallway, lounge, open plan kitchen/diner, utility room and cloakroom to the ground floor; 4 bedrooms (en-suite to the master) and family bathroom. Off-road parking (one driveway to the front and one to the side), detached brick garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Storm porch with external lighting and obscured glazed composite door with matching obscured UPVC double glazed panel to the side leading into:

ENTRANCE HALLWAY

6' 1" x 13' 5" (1.87m x 4.11m) Skimmed ceiling, 2 centre light points, smoke alarm, radiator, oak effect laminate flooring, staircase rising to first floor, understairs storage area, door to:

CLOAKROOM

2' 11" x 6' 1" (0.89m x 1.86m) Skimmed ceiling, centre light point, extractor fan, oak effect laminate flooring, part tiled walls, radiator, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap.

From the Entrance Hallway a door leads into:

LOUNGE

11' 3" x 23' 4" (3.45m x 7.12m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the



rear elevation, skimmed ceiling, 2 centre light points, TV point, telephone point, 2 radiators.

From the Entrance Hallway a door leads into:

OPEN PLAN KITCHEN DINER

10' 0" x 22' 6" (3.05m x 6.87m) UPVC double glazed window to the front and rear elevations, tiled flooring, USB charging point, 2 radiators, tiled flooring, centre light point to the dining area, inset LED lighting to the kitchen area, fitted with a wide range of base and eye level units with work surfaces over, splashbacks, inset one and a quarter bowl sink with mixer tap, integrated fridge freezer, dishwasher, 2 stainless steel Bosh fan assisted ovens and Bosch induction hob, stainless steel canopy extractor hood over, cupboard housing electric consumer unit board, door to:

UTILITY ROOM

6' 5" x 6' 5" (1.97m x 1.97m) Obscured UPVC double glazed door to the rear elevation, skimmed ceiling, centre light point, extractor fan, tiled flooring, radiator, fitted with base unit with work surfaces over, splashbacks, inset stainless steel sink, plumbing and space for washing machine.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 5" x 9' 6" (1.96m x 2.92m) Skimmed ceiling, centre light point, smoke alarm, radiator, access to loft space, storage cupboard off housing Ideal Logic combination boiler, door to:

MASTER BEDROOM

11' 6" x 13' 5" (3.53m x 4.09m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, telephone point, TV point, radiator, central heating controls, door to:

EN-SUITE

9' 3" x 6' 2" (2.84m x 1.89m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, part tiled walls, stainless steel heated towel rail, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted rainfall shower head and further shower attachment tap.

From the First Floor Landing a door leads into:

BEDROOM 2

10' 2" x 13' 5" (3.12m x 4.10m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, storage cupboard off.

BEDROOM 3

9' 0" x 11' 6" (2.76m x 3.53m) UPVC double glazed window to the rear



elevation, skimmed ceiling, centre light point, radiator, TV point.

BEDROOM 4

8' 9" x 8' 11" (2.67m x 2.73m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, TV point.

FAMILY BATHROOM

5' 8" x 7' 7" (1.75m x 2.33m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, laminate flooring, stainless steel heated towel rail, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and further shower attachment tap.

EXTERIOR

The front garden is mainly laid to lawn with gravelled borders and a wide range of mature shrubs and trees. Tarmacadam driveway to the side along with a small lawned garden. Wooden side access gate leading to the rear garden.

To the rear there is also a further tarmacadam driveway leading to:



DETACHED BRICK GARAGE

10' 6" x 18' 3" (3.22m x 5.57m) Electric up and over door, power and lighting, electric consumer unit board, storage into eaves, UPVC double glazed door leading into rear garden.

External lighting.

REAR GARDEN

Fenced boundaries to both sides and to the rear elevations, extensive flagstone patio, double electric sockets, extensive lighting, cold water tap, mainly laid to lawn with gravelled borders.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 passing through Moulton and Whaplode and on towards Holbeach. On approaching the town take a right hand turning into Wignals Gate and on to Hallgate. At the roundabout continue straight on to Daisy Road and turn left on to Jasmine Crescent.

AMENITIES

The centre of Holbeach is within easy walking distance and offers a range of facilities including primary and secondary schools, doctors surgeries, supermarkets, various independent shops, pubs, restaurants etc. The large Georgian market town of Spalding is 8 miles distant and the Cathedral City of Peterborough 22 miles to the south.





TENURE Freehold

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

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: S12018

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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		