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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



74 Fishpond Lane, Holbeach PE12 7DQ

£149,950 Freehold

- Semi-Detached House
- No Onward Chain
- 2 Bedrooms
- Lounge, Kitchen Diner
- Single Garage, Off-Road Parking

2 bedroom semi-detached house in central town location with gas central heating, front and rear gardens, driveway and garage. UPVC windows. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Half glazed UPVC front entrance door to:

ENTRANCE PORCH 6' 4" x 5' 10" (1.94m x 1.78m) Ceiling light, personnel door to the Garage, obscure glazed inner door to:

HALLWAY 8' 2" x 3' 3" (2.51m x 1.01m) Fitted carpet, under stairs meter cupboard, radiator, door to:

SITTING ROOM 11' 5" x 14' 2" (3.49m x 4.32m) UPVC window to the front elevation, radiator, ceiling light, coved cornice, telephone point.

DINING KITCHEN 15' 4" x 8' 10" (4.69m x 2.71m) Range of base cupboards and drawers, roll edged worktops, inset single drainer stainless steel sink unit, plumbing and space for washing machine, electric oven, 4 burner gas hob with adjacent hot plate, concealed cooker hood, intermediate wall tiling, UPVC window to the rear elevation, cupboard housing



the wall mounted Ideal Logic gas fired central heating boiler, half glazed door to:

LEAN-TO CONSERVATORY 8' 0" x 9' 8" (2.44m x 2.96m) Sealed unit double glazed construction with mono pitched glazed roof, sliding patio door into the rear garden.

From the Reception Hall the carpeted staircase leads to:

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

BEDROOM 1 11' 0" minimum x 11' 0" (3.37m minimum x 3.37m) UPVC window to the front elevation, radiator, ceiling light, store cupboard.

BEDROOM 2 12' 1" x 8' 7" (3.70m x 2.62m) maximum UPVC window to the rear elevation, ceiling light, radiator, recessed wardrobe with sliding doors.

SHOWER ROOM 8' 0" x 5' 1" (2.45m x 1.57m) Tiled shower cubicle, pedestal wash hand basin, majority wall tiling, built-in Airing Cupboard housing the insulated hot water cylinder, radiator, shaver point, ceiling light, obscure glazed UPVC window.

SEPARATE WC Low level suite, obscure glazed UPVC window.

EXTERIOR Picket fencing to the front boundary, gravelled front garden, raised stocked border, gated access to tarmacadam driveway with back to back parking for 2 cars and access to:

ATTACHED GARAGE 17' 6" x 8' 9" (5.35m x 2.68m) Up and over door, concrete floor, power and lighting, obscure glazed window, obscured glazed UPVC rear entrance door.

REAR GARDEN Hard landscaped with slate chippings, 2 patio areas, wrought iron railings to the side and rear boundary and rear hand gate to the footpath at the back.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 continue into Holbeach, straight into the town centre, carrying straight on at the traffic lights into the High Street and then turn right almost opposite the Co-Op and before the bus stop into St Johns Street. Turn immediately left into Fishpond Lane, continue along this road and the property is situated on the right hand side immediately before the playing field/leisure centre.

AMENITIES Local schools, doctors surgery, the adjacent play field and leisure centre and other facilities of Holbeach which include shops, public houses, Church etc are all within easy walking distance of the property. The larger towns of Spalding, Boston and Kings Lynn and the city of Peterborough are easily accessible by road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

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

COUNCIL TAX BAND A

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: S12095

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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