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37 Harwood Avenue, Holbeach PE12 7HY

Offers in the Region of £215,000 Freehold

- Detached Bungalow
- 3 Bedrooms
- Convenient Location
- Gas Central Heating, UPVC windows
- Enclosed Gardens, Garage, Driveway

Well presented 3 bedroom detached bungalow in popular location. Established front and rear gardens, driveway and garage. Gas central heating, UPVC windows. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Recessed entrance porch with external electric light and part obscure glazed UPVC front entrance door with similar side panel opening into:

LARGE RECEPTION HALL 23' 3" x 4' 1" (7.11m x 1.26m) Fitted carpet, coved and textured ceiling, 2 ceiling lights, telephone point, radiator, shelved linen cupboard with radiator, central heating thermostat control, doors cupboard with coat hooks, doors arranged off to:

LOUNGE 16' 10" x 12' 2" (5.14m x 3.73m) Dual aspect with UPVC windows to the front and side elevations, fitted carpet, coved and textured ceiling, decorative ceiling rose with pendant light fitting, double radiator, coal effect electric fire set within decorative fire surround.

KITCHEN 13' 7" x 8' 9" (4.16m x 2.68m) Comprehensive range of fitted base cupboards and drawers beneath the roll edged



worktops, three quarter height provision unit, half tiled walls, matching eye level wall cupboards, concealed cooker hood, Baumatic halogen hob, fitted Neff double oven, cupboard housing the modern Worcester combi gas fired central heating boiler, vinyl floor covering, coved and textured ceiling, ceiling light, UPVC window to the side elevation, radiator, plumbing and space for washing machine, one and a quarter bowl single drainer stainless steel sink unit with mixer taps, half glazed door to:

BREAKFAST ROOM 7' 1" x 9' 1" (2.16m x 2.79m) Half brick and UPVC construction with windows to the side and rear elevations, half glazed UPVC external entrance door, coat hooks, double radiator.

Also from the Reception Hall further doors are arranged off to:

BEDROOM 1 11' 7" x 10' 2" (3.55m x 3.10m) UPVC window to the rear elevation, large 3 door wardrobe unit, radiator, coved and textured ceiling, ceiling light, UPVC window to the rear elevation.

BEDROOM 2 10' 9" x 10' 0" (3.30m x 3.05m) Triple wardrobe unit with matching chest of drawers, UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light, fitted carpet.

BEDROOM 3 10' 0" x 8' 0" (3.06m x 2.44m) Fitted carpet, UPVC window to the side elevation, radiator, coved and textured ceiling, ceiling light.

MODERN SHOWER ROOM 7' 6" x 5' 4" (2.29m x 1.64m) Fully tiled walls, tiled floor, 1200mm maximum shaped shower cabinet with wall mounted shower, hand grip and retractable seat, low level WC with push button flush, bracket hand basin with store cupboards and drawers beneath, vertical radiator/towel rail, shaver point, coved and textured ceiling, ceiling light, obscure glazed UPVC window.

EXTERIOR At the front of the property there is a pleasant gravelled garden with stocked borders, inset circular paved feature, low retaining capped brick wall and a block paved driveway with back to back parking for 3 cars and access to:

ATTACHED GARAGE 18' 10" x 7' 8" (5.76m x 2.35m) Up and over door, concrete floor, half glazed UPVC personnel door, UPVC window, fitted work bench, power and lighting, consumer unit.

There are hand gates to either side of the property, one leading past an outside water tap and externally mounted gas meter leading to:

ESTABLISHED REAR GARDEN Fenced to all sides, stocked borders, predominantly laid to gravel with circular paved features, extensive paved patio, garden shed and greenhouse. The property backs on to other bungalows ensuring a degree of privacy.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue to Holbeach, taking the second exit at the initial roundabout and proceeding towards the town along Spalding Road. Take a right hand turning into Langwith Drive, proceed to the 'T' junction, turning right and continue into Harwood Avenue where upon the property is situated on the right hand side indicated by the Agents For Sale board.

AMENITIES The property is within easy walking distance of the town centre and has local bus stops. The town offers primary and secondary schools, doctors surgeries, social clubs, vets, supermarkets and a range of shopping and leisure facilities. The larger towns of Spalding (8 miles), Boston (15 miles) and Kings Lynn (19 miles) along with the city of Peterborough (23 miles) all offer a wide range of facilities and are within easy driving distance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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Ref: S12043

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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