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4 Kennedy Road, Holbeach PE12 8AF

£245,000 Freehold

- Detached Bungalow
- Conservatory
- 3 Bedrooms
- Recently Refurbished
- Cul-de-Sac Location on the Edge of Town

Recently refurbished 3 bedroom bungalow with single garage. Newly fitted kitchen and bathroom, redecorated with new carpets throughout. New gas central heating system with boiler. Multiple off-road parking with single garage. Enclosed mature rear gardens. No chain.

ACCOMMODATION To the side elevation there is an open porch leading through an obscured UPVC double glazed door with matching obscured UPVC double glazed panels to both sides leading into:

ENTRANCE HALLWAY 10' 1" x 17' 7" (3.09m x 5.38m) Skimmed ceiling, 2 centre light points, smoke alarm, access to loft space, radiator, door into:

LOUNGE DINER

LOUNGE AREA 12' 6" x 10' 8" (3.82m x 3.27m) UPVC double glazed window to the rear elevation, obscured glazed window to the side elevation, skimmed ceiling, centre light point, 2 radiators, TV point, feature brick fireplace with fitted gas log effect fire with tiled hearth, opening into:

DINING AREA 8' 3" x 14' 7" (2.52m x 4.47m) Skimmed ceiling, centre light point, UPVC double glazed sliding patio doors leading into Conservatory, radiator, door into:

NEWLY FITTED KITCHEN 11' 10" x 10' 10" (3.61m x 3.31m) UPVC double

glazed window to the side elevation, skimmed ceiling, strip light, vinyl plank flooring, fitted with a wide range of base and eye level units, worktop over, tiled splashbacks, integrated dishwasher, fridge freezer, ceramic hob and stainless steel fan assisted electric oven, storage cupboard off, double door storage cupboard housing newly fitted Glow Worm boiler.

From the Entrance Hallway door to:

CLOAKROOM 2' 9" x 8' 3" (0.85m x 2.52m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, part wall tiling, fitted with a low level WC.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM 4' 8" x 8' 3" (1.44m x 2.52m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, extractor fan, stainless steel heated towel rail, part wall tiling, fitted with a two piece suite comprising pedestal wash hand basin and bath with taps with fitted thermostatic shower over with curtain and rail.

From the Entrance Hallway a door leads into:

MASTER BEDROOM 12' 0" x 12' 7" (3.67m x 3.84m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 2 9' 11" x 12' 6" (3.04m x 3.82m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 3 7' 4" x 11' 11" (2.25m x 3.65m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator

From the Dining Area:

HEXAGONAL SHAPED UPVC CONSERVATORY 11' 9" x 11' 0" (3.60m x 3.37m) UPVC construction, power, lighting, UPVC double glazed doors to the rear.

EXTERIOR Dwarf brick wall leading to an extensive gravelled driveway providing multiple off-road parking. The front garden is designed for ease of maintenance, laid to gravel with shrubs and trees. Lighting.

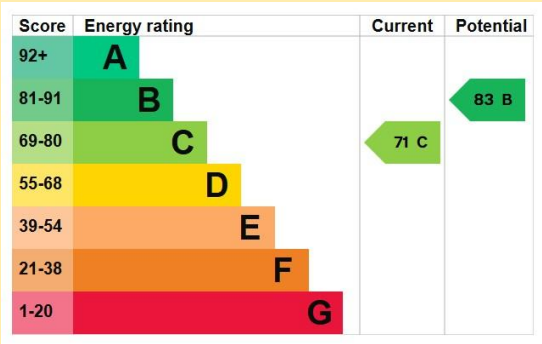
SINGLE GARAGE 8' 7" x 17' 0" (2.62m x 5.19m) Up and over door, electrics, power, strip lighting, electric consumer unit.

There is a gate to the side accessing the:

REAR GARDEN Laid to lawn with shrubs, plants and trees, patio area, summerhouse, glasshouse.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach take the first exit at the roundabout on to the Link Road. Continue up to the A17 taking the second exit and proceeding eastbound on to the A17 towards Kings Lynn. At the next roundabout take the first exit on to Boston Road North, take the second left handing into Welbourne Lane North, then turn left into Kennedy Road cul-de-sac and the property is situated on the right hand side.

AMENITIES The market town of Holbeach has a wide range of facilities, the larger towns of Spalding, Boston, Wisbech, Kings Lynn, and the city of Peterborough are all within easy driving distance. Peterborough and King's Lynn both have train services to London King's Cross.



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: S12021
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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