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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Blacksmiths House, Hurn Bank, Holbeach Hurn PE12 8JQ

£449,995 Freehold

- Detached 4 Bedroom House
- Village Location
- En-Suite, Bathroom and Shower Room
- No Onward Chain
- Ample Parking, Large Garage

Superb spacious modern detached house with 4 double bedrooms (one with en-suite), bathroom and shower room. Reception hall, sitting room, large open plan kitchen/dining/family room, utility room and cloakroom. Superbly presented throughout with ample parking, established gardens, large garage and open views.

SPALDING 01775 766766 BOURNE 01778 420406

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

**ACCOMMODATION**

Attractive rustic canopied storm porch with a composite front entrance door opening into:

RECEPTION HALL

12' 5" x 6' 9" (3.80m x 2.07m) Slate floor tiles, smoke alarm, ceiling light, door to:

SITTING ROOM

19' 2" x 12' 0" (5.86m x 3.68m) Fitted carpet, ceiling light, 2 wall lights, window to the front elevation, pair of glazed French doors to the rear with views over the garden and countryside beyond, log burner set within brick chimney breast with timber mantle and raised hearth, individual room thermostat.

OPEN PLAN KITCHEN/DINING/LIVING ROOM**KITCHEN AREA**

14' 9" x 12' 5" (4.51m x 3.80m) Extensive range of shaker style units comprising numerous base cupboards and drawers, integrated dishwasher, built-in fridge freezer, electric double oven and microwave, central island with breakfast bar and 5



ring hob with ceiling mounted multi speed extractor hood, one and a quarter bowl single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, eye level wall cupboard, slate floor tiles, recessed ceiling lights, smoke alarm, French doors to the side elevation, window to the other side elevation, individual room thermostat.

DINING/FAMILY ROOM

19' 2" x 11' 3" (5.86m x 3.43m) plus recess 7'6" x 6'5" (2.29m x 1.97m), slate floor tiles, dual aspect with windows to the side and front elevations, recessed ceiling lights, 2 wall lights, built-in store/cloaks cupboard with central heating manifold and coat hooks.

From the Kitchen a door leads to:

REAR ENTRANCE HALL

7' 0" x 4' 9" (2.15m x 1.45m) Slate floor tiles, ceiling light, consumer unit, external entrance door, individual room thermostat, door to:

SHOWER ROOM

7' 3" x 4' 7" (2.22m x 1.42m) 1400mm shower enclosure with glazed screen and fully tiled surround, low level WC with push button flush, hand basin with mixer tap and cupboard beneath, slate floor tiles, extractor fan, obscure glazed window, ceiling light.

UTILITY ROOM

9' 7" x 6' 9" (2.94m x 2.06m) maximum Roll edged worktops, single drainer stainless steel sink unit with mono block mixer tap, fitted cupboard beneath, plumbing and space for washing machine, space for tumble dryer, three quarter height provisions cupboard, eye level wall cupboard, intermediate wall tiling, slate floor tiles, extractor fan, ceiling light, window to the side elevation, personnel door to the Garage.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

19' 3" x 6' 9" (5.88m x 2.08m) overall Fitted carpet, window to the front elevation, access to loft space, smoke alarm, shelved store cupboard, doors arranged off to:

MASTER BEDROOM

12' 6" x 14' 10" (3.83m x 4.53m) plus recess 12'6" x 14'10" (1.40m x 1.41m), fitted carpet, dual aspect with windows to either side elevation, radiator, ceiling light, door to:

EN-SUITE SHOWER ROOM

9' 9" x 4' 1" (2.98m x 1.26m) Three piece suite comprising 1200mm shower enclosure with sliding door, overhead sprinkler and fully tiled surround, hand basin with mono block mixer tap, tiled splashback and vanity storage unit, low level WC with push button flush, vertical radiator/towel rail, 4 way adjustable ceiling spotlight fitment, obscure glazed UPVC window, extractor fan.



BEDROOM 2

12' 0" x 8' 8" (3.68m x 2.66m) Fitted carpet, ceiling light, radiator, window to the rear elevation.

BATHROOM

9' 2" x 7' 0" (2.81m x 2.15m) plus door recess Four piece suite comprising panelled bath with mixer tap and shower attachment, independent shower cabinet, low level WC with push button flush, hand basin with mono block mixer tap and vanity storage unit beneath, half tiled walls, 4 way adjustable ceiling spotlight, extractor fan, obscure glazed UPVC window, vertical radiator/towel rail.



BEDROOM 3

11' 3" x 11' 9" (3.45m x 3.59m) Fitted carpet, radiator, ceiling light, window to the front elevation.

BEDROOM 4

12' 1" x 10' 1" (3.69m x 3.09m) Fitted carpet, ceiling light, radiator, window to the front elevation.

EXTERIOR

The property occupies an established plot with a pleasant frontage, low retaining capped brick wall, lawned areas, stocked side border, cold water tap, lights, externally accessed electricity meter, extensive block paved driveway with multiple parking and turning and access to:

LARGE DETACHED GARAGE

19' 10" x 14' 6" (6.07m x 4.44m) plus recess 8'9" x 7'1" (2.68m x 2.16m), electric roller door, concrete floor, rear window, 2 personnel doors, power and lighting, fold down wooden staircase leading to:

LOFT ROOM

12' 2" x 11' 10" (3.73m x 3.62m) plus 7'6" x 11'10" (2.30m x 3.62m), wall mounted Panasonic boiler and pressurised cylinder, power and lighting, potential for conversion to a games room or office or otherwise providing extremely useful storage space.

Gated access to a block paved pathway, block paved area to the rear of the Garage with Panasonic inverter for the Air Source Heating System, extensive block paved patio, shaped lawn, stocked borders, neat hedge to the rear with panoramic views of open countryside and farmland to the rear, outside tap, outside light and power sockets and a further gated access to the other side. The gardens are private and secure and have an attractive borrowed landscape with open views to the rear.





SERVICES

Mains water and electricity. Air Source heat pump for heating system with underfloor heating to the ground floor and radiators to the first floor. Modern private drainage system - fully compliant.

DIRECTIONS

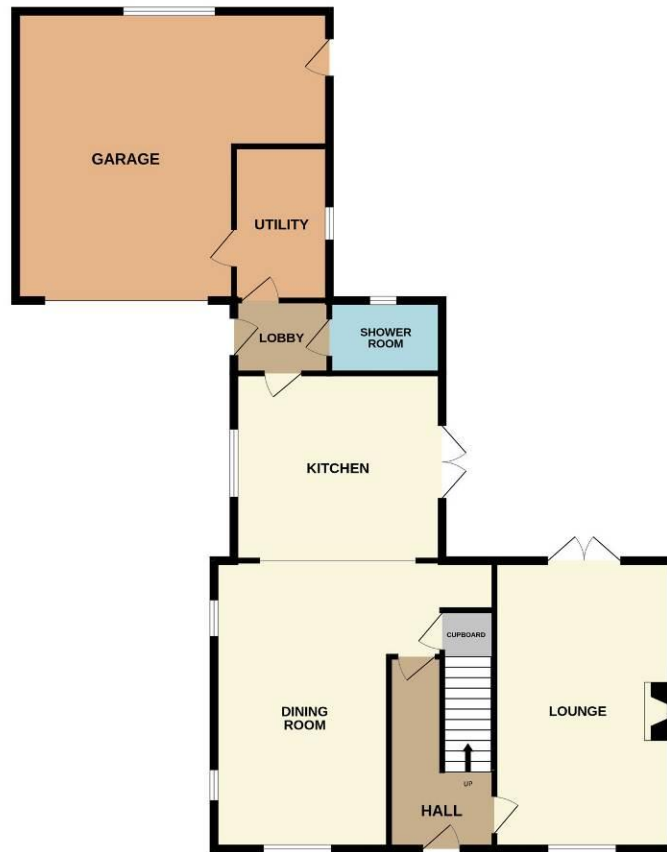
From Spalding proceed in an easterly direction along the A151 continue for 7.5 miles to Holbeach, on approaching the town, take the first exit at the roundabout on to the link and then at the roundabout with the A17 take the second exit eastbound, proceed for 3 miles turning left at the Lodge Farm Cafe signposted Holbeach Hurn. Proceed into the village, turning left into Hurn Bank and the property is the second on the left hand side.

AMENITIES

There is a local pub within the village and the village is convenient situated for access into Holbeach (3 miles) which has a full range of facilities including shops, schools, doctors surgeries, vets etc. The larger towns of Spalding and Kings Lynn and the city of Peterborough are also easily accessed by road as is the north Norfolk Coast. Peterborough has a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES See Note

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: S12030 (03 June 2026)

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		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		