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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



128 Boston Road North, Holbeach PE12 8AD

Guide Price £350,000 Freehold

- Set on a Plot of 0.98 of an Acre (STS)
- Large Detached 2 Bedroom Bungalow
- Gated Driveway with Ample Off-Road Parking
- Ideal for Easy Access on to the A17
- Large Garage/Workshop

Superbly presented, detached bungalow situated on the edge of the popular town of Holbeach. Set on a plot of 0.98 of an acre, subject to survey, including lawns, woodland areas and pond, Gated off-road parking for multiple vehicles, integral garage. Accommodation comprising entrance hallway, 2 double bedrooms, shower room, lounge, dining room, conservatory, kitchen breakfast room, utility and cloakroom. Timber Barn (Garage/Workshop)

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Open arched porch with external lighting and through a composite obscured double glazed door with matching UPVC obscured panels to both sides into:

ENTRANCE HALLWAY

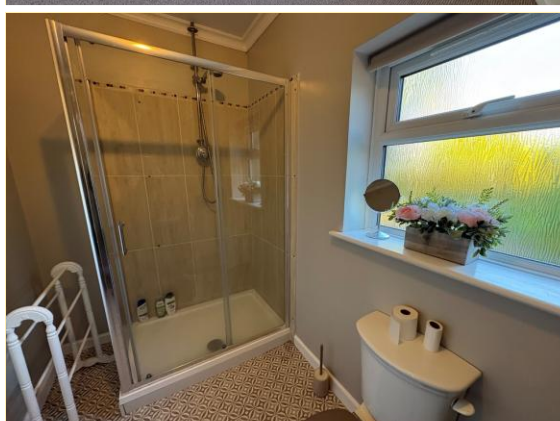
8' 0" x 17' 3" (2.45m x 5.26m) Coved and textured ceiling, centre light point, smoke alarm, radiator, central heating thermostat. Storage cupboard housing hot water cylinder, slatted shelves and central heating controls. Further storage cupboard with shelving and coat rails. Door into:

MASTER BEDROOM

13' 11" x 15' 7" (4.25m x 4.76m) into bay UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 2

11' 10" x 12' 0" (3.63m x 3.67m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, double radiator.



SHOWER ROOM

5' 5" x 11' 1" (1.67m x 3.39m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, stainless steel heated towel rail, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashback, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

LOUNGE

14' 2" x 18' 10" (4.34m x 5.76m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, 2 double wall lights, 2 double radiators, TV point, marble fireplace with fitted coal effect electric fire. Double wooden doors with matching glazed panels to both sides into:

DINING ROOM

11' 10" x 14' 4" (3.62m x 4.37m) UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, skimmed and coved ceiling, decorative ceiling rose, centre light point, double radiator, door into Kitchen.

EDWARDIAN STYLE CONSERVATORY

12' 7" x 16' 2" (3.86m x 4.94m) Dwarf brick wall and UPVC construction, UPVC double glazed French doors to the side elevation, polycarbonate heat resistant roof, centre fan light (with remote control), tiled flooring, power points.

From the Dining Room a door leads into:

KITCHEN BREAKFAST ROOM

11' 6" x 11' 0" (3.51m x 3.36m) UPVC double glazed window to the front elevation, coved and textured ceiling, inset downlighters, double radiator, fitted with a wide range of oak units with a range of base and eye level units, work surfaces over, inset one and a quarter enamel bowl sink with mixer tap, plumbing and space for washing machine, slot-in Stoves gas cooker, pull out carousel larder unit, integrated fridge freezer, glass display cabinet with lighting, drawer units, breakfast bar with stools, door into:

UTILITY ROOM

7' 6" x 6' 0" (2.31m x 1.84m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, obscured UPVC double glazed door to the rear elevation, radiator, coved and textured ceiling, centre light point, fitted with a range of eye and larder units, plumbing and space for washing machine, space for further appliance, door to:



CLOAKROOM

2' 10" x 5' 11" (0.88m x 1.82m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC, corner wash hand basin with mixer tap and tiled splashbacks.

EXTERIOR

Lawned front with five bar gate leading on to the extensive tarmacadam driveway with turning bay providing multiple off-road parking. Hedged and fenced boundaries. External lighting, cold water tap. Wooden side access gate to both side elevations.

Woodland area with a wide range of mature trees.

INTEGRAL GARAGE

8' 11" x 18' 9" (2.72m x 5.74m) Up and over door, power and lighting, wall mounted Worcester Bosch boiler, electric consumer unit board, strip light, storage into loft area, obscured UPVC double glazed window to the rear elevation.

REAR GARDEN

Extensive patio area with external light, cold water tap, gravelled area with a wide range of mature shrubs and trees, seating area. The garden is mainly laid to lawn with a wide range of mature shrubs and trees, large pond, further woodland area, galvanised storage unit. Wooden summerhouse with tiled roof and raised decking area.

WOODEN BUILT BARN

25' 2" x 28' 9" (7.68m x 8.78m)

GARAGE/WORKSHOP

Power points.

FURTHER STORAGE AREA

Attached to the barn. Accessed by double doors with:

SEPARATE ROOM

10' 3" x 24' 0" (3.14m x 7.32m) Potential office.



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.

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.



GROUND 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	58 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: S11994

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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