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21 Spalding Road, Holbeach PE12 7HG

£230,000 Freehold

- 1930's Red Brick Semi Detached Property
- Gas Central Heating/ UPVC Windows
- South Facing Rear Garden
- Driveway & Garage
- 3 Bedrooms, 2 Reception Rooms

Attractive 1930's bay fronted semi-detached house with substantial accommodation arranged over two floors. Three bedrooms, two reception rooms, generous sized established south facing rear gardens, driveway and garage.

Leaded light, glazed front entrance door with attractive leaded light side panels opening into:

RECEPTION HALL
Two ceiling lights, coved and textured ceiling, staircase off, radiator, under-stairs store cupboard.

SITTING ROOM
12' 6" x 13' 6" (3.82m x 4.12m) plus semi circular bay window to the front elevation with leaded light upper openers, two radiators, coved and textured ceiling, decorative ceiling rose with pendant light fitment, side window, ceramic tiled fireplace with free standing coal effect electric fire, TV point.

DINING ROOM
13' 0" x 14' 0" (3.97m x 4.28m) Coved and textured ceiling, decorative ceiling rose with pendant light fitment, UPVC window to the rear elevation with views over the garden, two radiators, small UPVC window to the front elevation, fireplace with log effect gas fire and TV point.

BREAKFAST/KITCHEN
16' 5" x 10' 7" (5.01m x 3.23m) Extensive range of fitted units comprising base cupboards and drawers, intermediate wall tiling, matching eye level wall cupboards including glazed display cabinets, arched recess with drawers, shelved storage cupboard, double bowl sink unit with mixer tap, built in electric oven, four burner gas hob and cooker hood, two sided breakfast bar with space for four bar stools, coved and textured ceiling, pendant light fitment, strip light, double radiator, side window, aluminium framed obscure glazed external entrance door, door to:

UTILITY AREA
6' 9" x 7' 9" (2.07m x 2.38m) UPVC side window, appliance space, ceiling light, radiator, telephone point. Doors arranged off to:

LAUNDRY
4' 6" x 5' 2" (1.38m x 1.59m) Plumbing and space for washing machine, space for tumble dryer, wall cupboard, ceiling light, obscure glazed UPVC window.

CLOAKROOM
5' 6" x 2' 7" (1.69m x 0.79m) Two piece suite comprising low level WC and bracket hand basin, half tiled walls, heated towel rail, ceiling light, obscure glazed UPVC window.

From the reception hall, the staircase rises to:

FIRST FLOOR LANDING
Coved and textured ceiling, ceiling light, doors arranged off to:

BEDROOM 1
12' 2" x 13' 6" (3.71m x 4.12m) plus semi circular UPVC window to the front elevation with leaded light glazed openers, radiator, telephone point, coved and textured ceiling, ceiling light, two bedside lights.

BEDROOM 2
12' 11" x 14' 0" (3.96m x 4.27m) UPVC window to the rear elevation overlooking the garden, coved and textured ceiling, ceiling light, radiator, wardrobe, cupboard housing the Worcester combi boiler.

BEDROOM 3
10' 6" x 7' 5" (3.22m x 2.28m) (max). Coved and textured ceiling, ceiling light, UPVC window to the front elevation, radiator.

BATHROOM
7' 6" x 9' 8" (2.30m x 2.95m) Three piece suite comprising panel bath, shower cabinet and hand basin set within vanity unit, linen cupboard, obscure glazed window, ceiling light, radiator.

SEPARATE WC
6' 4" x 2' 11" (1.94m x 0.89m) Two piece suite comprising low level WC and bracket hand basin, half tiled walls, obscure glazed UPVC window.

EXTERIOR
The property is situated in a non-estate location with extensive tarmacadam frontage providing driveway, turning bay and multiple parking with access to:

BRICK GARAGE
18' 5" x 9' 2" (5.62m x 2.81m) Power and lighting, rear personnel door.

SOUTH FACING REAR GARDENS
Lawn, patio, stocked borders, timber shed, summer house, close boarded fencing to the side and rear boundaries, external lighting.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road, continue straight over the roundabout on the approach to Holbeach, continue along Spalding Road and the property is situated on the right hand side, shortly before the road becomes West End.

AMENITIES

The centre of the town is within easy walking distance offering a range of shopping, leisure, educational and medical facilities. The larger towns of Spalding, Boston and King's Lynn and the City of Peterborough are all easily accessible.

TENURE Freehold **SERVICES** Electric, Gas and Water **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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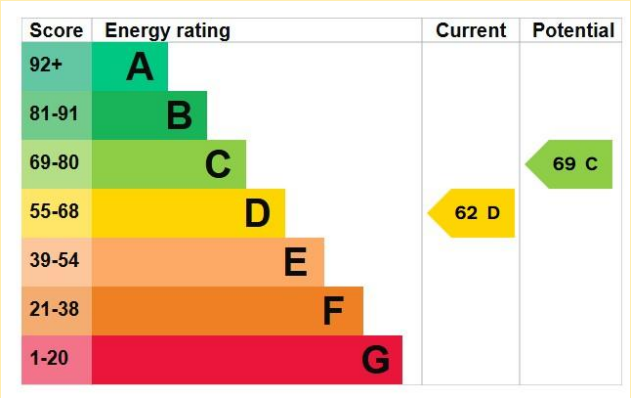
Ref: S11920

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.

ADDRESS

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