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58 Fairfields, Holbeach PE12 7JE

£235,000 Freehold

- Detached House
- 3/4 Bedrooms
- Gas Central Heating
- Cul-de-Sac Location
- No Chain

Superb location, close to the centre of Holbeach, this well presented detached house comprising entrance porch, lounge, bedroom 4/study, kitchen diner, utility area and cloakroom to the ground floor; 3 double bedrooms and family bathroom.







ACCOMMODATION
Obscure UPVC double glazed door leading into:

ENTRANCE PORCH
3' 1" x 5' 6" (0.95m x 1.68m) Coved and textured ceiling, centre light point, part wood panelling to the walls, coat rail, glazed door into:

FORMAL LOUNGE
12' 4" x 16' 10" (3.76m x 5.15m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, smoke alarm, central heating controls, TV point, double radiator, fitted wooden fire surround with marble effect insert and hearth with electric coal effect fire, gas point, BT point, staircase rising to first floor, opening into:











BEDROOM 4/STUDY
8' 3" x 9' 4" (2.54m x 2.87m) Skimmed ceiling, centre light point, double radiator, electric consumer unit board.

From the Lounge a door leads into:

KITCHEN DINER
8' 9" x 16' 9" (2.69m x 5.12m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, radiator, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated stainless steel fan assisted electric oven, integrated ceramic hob, stainless steel canopy extractor hood over, plumbing and space for washing machine, space for fridge freezer and tumble dryer, door to:

UNDERSTAIRS STORAGE CUPBOARD

From the Kitchen Diner an opening leads into:

UTILITY ROOM
5' 6" x 5' 8" (1.70m x 1.74m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre spotlight fitment, tiled flooring, door into:

CLOAKROOM
2' 6" x 5' 6" (0.77m x 1.68m) Skimmed ceiling, centre light point, extractor fan, tiled flooring, radiator, extractor fan, fitted with a two piece suite comprising low level WC, wash hand basin with taps and tiled splashbacks.

From the Lounge the staircase rises to:

FIRST FLOOR GALLERIED LANDING
7' 1" x 11' 4" (2.16m x 3.47m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, access to loft space, smoke alarm, Carbon Monoxide alarm, storage cupboard off housing hot water cylinder with gas boiler. Door to:

BEDROOM 1
8' 7" x 15' 9" (2.63m x 4.81m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, 2 centre light points, access to loft space, radiator, TV point, 2 double wardrobes and over bed storage units.

BEDROOM 2
10' 6" x 13' 7" (3.21m x 4.15m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted wardrobes to one wall (depth of 0.7m).

BEDROOM 3









7' 10" x 9' 8" (2.40m x 2.97m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, BT point.

FAMILY BATHROOM

6' 0" x 10' 7" (1.85m x 3.25m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, radiator, shaver point, medicine cabinet, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with mixer tap and shower attachment tap, curtain and rail.

EXTERIOR

The property is situated at the end of a cul-de-sac with lawn to the front and paved pathways. Wooden gated access to both sides. Double driveway providing multiple off-road parking.

REAR GARDEN

Paved patio area, electric sockets, mainly laid to lawn with a wide range of shrub and tree borders, cold water tap, 2 wooden garden sheds.

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 Fairfields is a turning on the left hand side.

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.





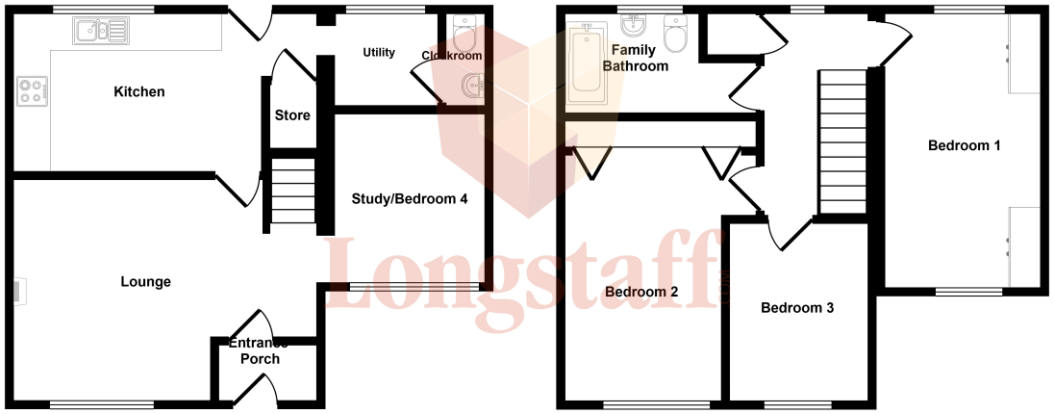








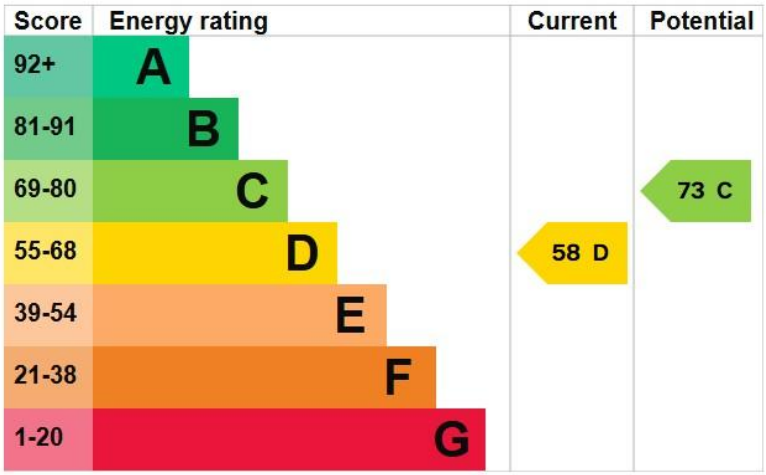
Approx Gross Internal Area
90 sq m / 967 sq ft



Ground Floor
Approx 45 sq m / 483 sq ft

First Floor
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



TENURE Freehold

SERVICES Main 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: S12141
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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