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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Turning Point, Marsh Road, Holbeach Hurn PE12 8JY

OFFERS INVITED £168,000 Freehold

- Village Location
- Two Bedrooms
- Bathroom & Downstairs Cloaks
- Off Road Parking
- Private Rear Garden

Delightful Cottage in popular village location and refurbished to a high standard throughout. Lounge, Kitchen, Cloaks, Two Bedrooms & Bathroom. Private rear garden, Off Road Parking, Oil Fired Central Heating, uPVC Double Glazing. Viewing Essential to appreciate.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ENTRANCE LOBBY

Half glazed uPVC door to the side, tiled floor, central heating timer controls, built-in cupboard housing the oil fired central heating boiler, wall cupboard housing the electric consumer unit, coved and skimmed ceiling, door to doakroom and door to kitchen;

CLOAKROOM

Tiled floor, tiling to half wall height, uPVC obscure glazed window to the side, low level WC, bracket wash basin, coved and textured ceiling.

KITCHEN

10' 5" x 7' 5" (3.18m x 2.27m) uPVC window to the rear, tiled floor, range of matching base cupboards and drawers beneath the wood block effect work surface with inset single drainer stainless steel sink with mixer tap, matching eye level wall cupboards, plumbing and space for washing machine,



space for fridge freezer, built-in low level electric oven with ceramic hob and extractor hood over, door to pantry, door to side lobby, tiled splash backs, coved and skimmed ceiling, heat and smoke detector. Half glazed door to living room.

PANTRY

Tiled floor, fitted shelving, light and power point.

LIVING ROOM

12' 11" x 14' 1" max (3.94m x 4.31m max) Solid oak flooring, uPVC window to the front, TV and telephone point, built-in shelving for TV and storage, stairs to first floor, central heating thermostat, coved and textured ceiling, half glazed door to;

FIRST FLOOR LANDING

uPVC window to the rear, coved and textured ceiling, smoke detector, loft hatch, built-in airing cupboard with slatted shelving, doors to;

BEDROOM TWO

7' 5" x 8' 10" (2.28m x 2.71m) uPVC window to the side, smoke detector, coved and textured ceiling.

BATHROOM

7' 5" x 5' 9" (2.28m x 1.76m) Three piece suite comprising low level WC, pedestal wash basin, panelled bath with hot and cold taps, shower over, fitted glazed screen, extractor fan, ceramic wall tiling, waterproof flooring, coved and textured ceiling.

BEDROOM ONE

10' 5" x 14' 0" (3.18m x 4.28m) (Maximum measurements)

Two uPVC windows to the front, built-in airing cupboard housing the hot water cylinder, coved and textured ceiling, smoke detector.

SERVICES & GENERAL INFORMATION

There are various power points, light points and radiators sited throughout the property.

The property is connected to mains water and electric, has a private drainage system and oil fired central heating system.

EXTERIOR

The property has an enclosed rear garden which is mainly laid to lawn and has a timber garden shed and is enclosed by timber fencing with a timber hand gate leading to the tarmac off road parking area.

DIRECTIONS

Follow the A17 from Holbeach towards King's Lynn and take the second turning on the left onto Hum Road. Follow this road to the village and round the left hand bend where it becomes Marsh Road and the property can be found on the right hand side.



TENURE

Freehold

SERVICES

See Notes

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15069/H5213

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

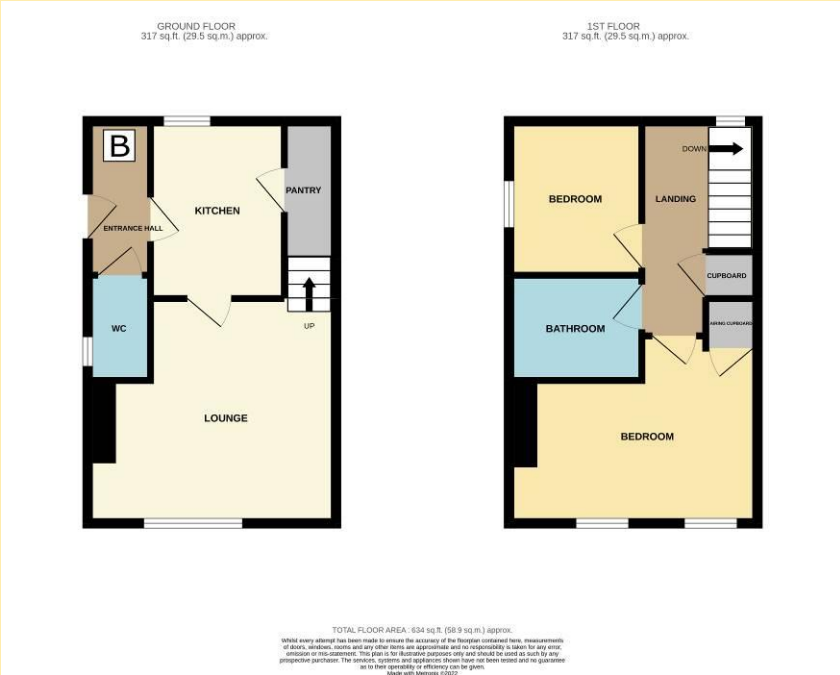
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		