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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Orchard Lodge, 48A Hallgate, Holbeach PE12 7HZ

Guide Price - £375,000 Freehold

- Semi Secluded Location
- 3 Bedroom Bungalow
- Gas Central Heating
- UPVC Windows
- Viewing Recommended

Individual detached bungalow in pleasant semi-secluded location convenient for the town centre. Generous sized established gardens with lawns, various fruit trees, extensive parking and double garage. Generous sized accommodation including reception room, lounge, separate dining room, kitchen, utility room, master bedroom with en-suite shower room, 2 further bedrooms and large bathroom. No onward chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Through the part obscure glazed front entrance door with obscure glazed side panel to:

LOUNGE

16' 4" x 12' 2" (4.98m x 3.73m) Fitted carpet, decorative coved cornice, textured ceiling, ceiling rose with pendant light fitment, 2 wall lights, radiator, UPVC window to the front elevation, decorative fireplace with freestanding electric fire, square arch to:

RECEPTION HALL

15' 9" x 12' 11" (4.82m x 3.95m) overall measurement. Fitted carpet, 2 radiators, access to loft space, decorative coved cornice, 2 ceiling lights, smoke alarm, door bell chime, telephone point, built-in doaks cupboard with hanging rail and Airing Cupboard with shelving (both included within the overall hallway measurement). Doors arranged off to:

SEPARATE DINING ROOM

11' 10" x 10' 0" (3.62m x 3.07m) Fitted carpet, decorative coved cornice, textured ceiling, ceiling rose with pendant light fitment, radiator, leaded light UPVC French door with similar side panels opening on to the rear patio.



KITCHEN

11' 4" x 10' 3" (3.46m x 3.13m) UPVC window overlooking the driveway, coved and textured ceiling, recessed ceiling lights, radiator, roll edged worktop with a comprehensive range of fitted base cupboards and drawers beneath, integrated Bosch dishwasher, deep pan drawers, tiled splashbacks, eye level wall cupboards, Stoves electric double oven, 4 burner gas hob with multi speed cooker hood above, matching eye level wall cupboards, one and a quarter bowl resin sink unit with mono block mixer tap, part glazed door to:

UTILITY ROOM

10' 3" x 5' 11" (3.13m x 1.81m) Half glazed external entrance door, UPVC window, roll edged worktop, plumbing and space for washing machine, space for tumble dryer, bracket hand basin, eye level wall cupboards, three quarter height provision cupboard, coat hooks, radiator.

Also from the main Reception Hall doors are arranged off to:

MASTER SUITE

11' 10" x 16' 11" (3.62m x 5.16m) overall measurement including en-suite shower room.

BEDROOM

UPVC window to the rear elevation, coved and textured ceiling, ceiling light, radiator, large door recess.

EN-SUITE SHOWER ROOM

Fully tiled walls, three piece suite comprising shower cubicle with Mira Advance electric shower, low level WC with concealed cistern and hand basin with mixer tap set within vanity's storage unit, obscure glazed window, ceiling light, extractor fan, vertical radiator/towel rail.



BEDROOM 2

12' 3" x 10' 0" (3.74m x 3.05m) UPVC window to the rear overlooking the garden, fitted double wardrobe with overhead storage, radiator, coved and textured ceiling, ceiling light.



BEDROOM 3

12' 2" x 8' 11" (3.72m x 2.72m) UPVC window to the rear elevation, textured ceiling, ceiling light, radiator.

This room has been fitted out as a Dressing Room and has an extensive range of fitted wardrobes, kneehole style dressing table, storage drawers etc which could be removed to return the room to a double bedroom if required.



LARGE BATHROOM

10' 1" x 7' 8" (3.09m x 2.35m) Fitted four-piece suite comprising panelled bath with hot and cold taps and hand grips, corner shower cubicle with Mira Sport shower, low level WC with push button flush, hand basin with hot and cold taps and vanity storage unit, fully tiled walls, extractor fan, ceiling light, coved and textured ceiling, vertical radiator/towel rail, obscure glazed window.





EXTERIOR

The property occupies a generous sized plot and has a private tarmac road way at the side of No. 46 Hallgate providing multiple parking with established garden areas to either side. This opens into an extensive tarmac turning bay with further parking and access to:

SUMMER HOUSE

Offering additional recreational space.



ESTABLISHED PRIVATE GARDENS

Situated to the rear and both sides of the property incorporating extensive lawned areas, paved patios, part of a former orchard with apple, pear and plum trees, timber shed, greenhouse, small pergola/seating area and:



INTEGRAL DOUBLE GARAGE

18' 4" x 17' 8" (5.6m x 5.4m) Twin up and over doors, gas fired central heating boiler, power and lighting, personnel door, gated access to either side of the bungalow leading round to:



DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and on approaching Holbeach take the second exit at the roundabout continuing along Spalding Road and into the town centre. Turn right at the traffic lights then, after around 400 yards, veer right into Hallgate. Proceed along this road for around 600 yards and the property is situated on the right hand side next to 46 Hallgate and opposite The Boundaries.

AMENITIES

The town centre is within easy walking distance and offers a range of shopping, banking, leisure, educational and commercial facilities. The larger market town of Spalding is 8 miles distant, Kings Lynn 17 miles and the city of Peterborough approximately 22 miles from the property offering a wide range of facilities.





GROUND FLOOR
1515 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 sq.m.) approx.
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 All Mains

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

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 that they are present or in working order. Buyers must check these.

Ref: S11019

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		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

