

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



17 Grimwood Close, Fleet PE12 8PA

GUIDE PRICE - £215,000 Freehold

- 3 Bedrooms
- Parking for Several Cars
- Gas Central Heating
- Superbly Presented
- Viewing Recommended

'As New' 3 bedroom semi-detached house in pleasant location on the edge of Holbeach. Gas central heating, UPVC windows, spacious accommodation - ideal for young families.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed composite front entrance door to:

RECEPTION HALL

Radiator, doorbell chime, smoke alarm, ceiling light, staircase off, door to:

LOUNGE

15' 10" x 11' 9" (4.85m x 3.60m) Laminate flooring, ceiling light, radiator, UPVC window to the front elevation, central heating thermostat control, door to:

DINING KITCHEN

15' 5" x 10' 4" (4.71m x 3.15m) UPVC French doors to the rear elevation, UPVC window, range of fitted units comprising base cupboards and drawers beneath the worktops with inset single drainer stainless steel sink unit with mono block mixer tap, built-in Belling electric oven, 4 burner gas hob and multi



speed cooker hood, built-in dishwasher, tumble dryer, fridge freezer and refuse bin, plumbing and space for washing machine, eye level wall cupboards, recessed ceiling lights, smoke alarm, tile effect vinyl floor covering, door to:

CLOAKROOM

Two piece suite comprising low level WC, bracket hand basin with mixer tap, radiator, ceiling light, extractor fan.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Access to loft space, ceiling light, smoke alarm, built-in linen cupboard, doors arranged off to:

MASTER BEDROOM

15' 5" x 9' 8" (4.71m x 2.95m) 2 UPVC windows to the front elevation, ceiling light, radiator.

BEDROOM 2

9' 6" x 8' 8" (2.90m x 2.65m) UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 3

9' 6" x 6' 5" (2.9m x 1.98m) UPVC window to the rear elevation, ceiling light, radiator.

BATHROOM

6' 8" x 6' 2" (2.05m x 1.88m) Obscure glazed UPVC window, fitted three piece suite comprising P shaped bath with electric shower over and glazed screen, pedestal wash hand basin, low level WC, shaver point, vertical radiator/towel rail, extractor fan, recessed ceiling lights.

EXTERIOR

The property is situated at the end of the cul-de-sac with gravelled parking to the front with space for up to 3 cars. Paved pathway to the front door with portico entrance, side gate leading to:

ESTABLISHED REAR GARDEN

Privately enclosed with close boarded timber fencing, paved patio, extensive lawn, 2 sheds.

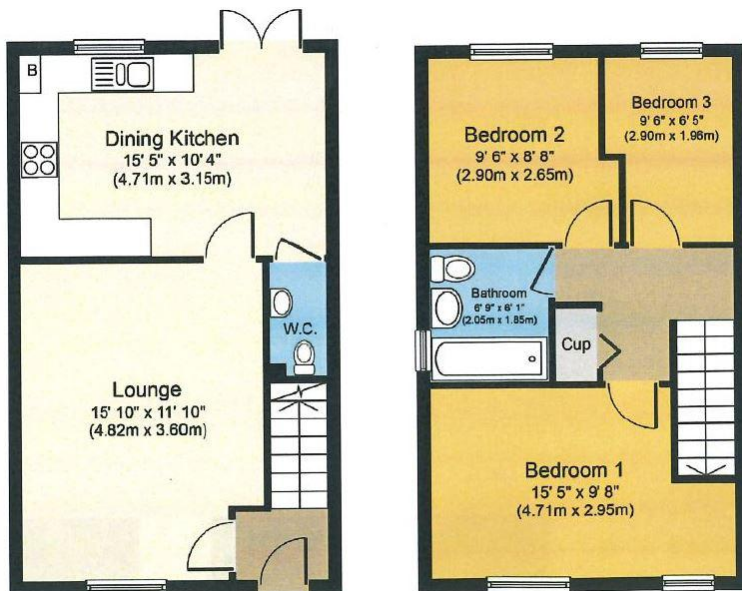
There is a further parking area at the side of the house which can be accessed via the garden gate and adjacent wider gate where the current vendors park a caravan. This provides further parking for up to 2 cars if required.

DIRECTIONS

Proceed from Spalding in an easterly direction along the A151 Holbeach Road continuing for 8 miles to Holbeach. Proceed straight through the town over the traffic lights in the centre into the High Street then proceed into Fleet Street and Fleet Road, after passing Fleet Road Garage (on the right hand side) and the small Fleet Road Industrial Estate, take the next left hand turning into Grimwood Close. The property is the last on the left hand side at the end of the cul-de-sac.

AMENITIES

The centre of Holbeach is less than a mile from the property and offers a range of shops, public houses/restaurants, primary and secondary schools, doctors surgeries, supermarkets etc. The Georgian market town of Spalding is 8 miles to the west and Kings Lynn and Peterborough are also easily accessible by road.



TENURE

Freehold

SERVICES

All Mains

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: S11097

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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		