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11 Kings Road, Holbeach PE12 7RH

£275,000 Freehold

- 3 Bedrooms
- Master with En-Suite
- Corner Plot in Popular Location
- Enclosed Rear Gardens
- No Chain

Nicely presented 3 bedroom detached bungalow situated in the town location of Holbeach with accommodation comprising of Entrance Hallway, Kitchen/Breakfast Room, Lounge, 3 Bedrooms, Master being Ensuite, Family Shower Room, Single Garage, enclosed gardens to the rear, further front gardens, off road parking, driveway, detached brick garage. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

To the front of the property is a lawned area, paved pathways, leading to an open porch with outdoor lighting, leading to obscured UPVC double glazed door to the front elevation leading into the:

ENTRANCE HALLWAY

13' 6" x 16' 10" (4.14 maxm x 5.15 maxm) With textured and coved ceiling, 2 x centre light points, smoke alarm, loft access, single radiator, telephone point, alarm controls, fitted oak laminated flooring, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, alarm central control, door off to:

LOUNGE

9' 2" x 15' 9" (2.81m x 4.82m) With UPVC double glazed window to the front and side elevations, double radiator, TV point, feature wooden fire surround with marble insert and marble hearth with fitted coat effect gas fire, dimmer switches.



KITCHEN/BREAKFAST ROOM

8' 9" x 13' 4" (2.68m x 4.08m) With UPVC double glazed window to rear elevation, textured and coved ceiling with inset LED lighting, vinyl floor covering, single radiator, TV point, Telephone point, fitted with wide range of base and eye level units, drawer units with preparation surfaces over tiled splash backs with one and a quarter bowl inset sink with mixer tap, integrated extractor hood, integrated four gas ring stainless steel hob, integrated stainless steel fan assisted oven, central heating controls. Door off to:

UTILITY ROOM

5' 11" x 6' 3" (1.82m x 1.93m) With UPVC double glazed window to rear elevation, obscured UPVC double glazed door to rear elevation, textured and coved ceiling with centre light point, extractor fan, single radiator, fitted range of base and eye level units with preparation surfaces over tiled splash backs with inset stainless steel sink with taps, space for fridge/freezer.

SHOWER ROOM

5' 11" x 8' 5" (1.81m x 2.57m) With UPVC double glazed window to rear elevation, fully tiled walls, tile effect laminated flooring, stainless steel heated towel rail, extractor fan, fitted with 3 piece suite comprising low level WC, pedestal wash hand basin, fully tiled shower enclosure with glass sliding doors with fitted thermostatic shower over.

BEDROOM 1

10' 4" x 12' 8" (3.16m x 3.88m) With UPVC double glazed window to rear elevation, textured and coved ceiling with centre fan light, single radiator, TV point, fitted oak effect laminated flooring, single radiator.

ENSUITE

2' 5" x 8' 5" (0.74m x 2.59 maxm) With obscured UPVC double glazed window to rear elevation, textured and coved ceiling with centre light point, extractor fan, single radiator, fitted with 3 piece suite comprising low level WC, wash hand basin, tiled splash back, medicine cabinet over, fully tiled shower enclosure with glass sliding doors.

BEDROOM 2

10' 4" x 9' 3" (3.15m x 2.84m) With UPVC double glazed window to front elevation, textured and coved ceiling with centre light point, single radiator, laminated flooring, fitted overbed storage unit, 2 x single wardrobes, dimmer switch.



BEDROOM 3

8' 4" x 9' 3" (2.56m x 2.84m) With UPVC double glazed window to front elevation, textured and coved ceiling with centre light point, single radiator.

REAR GARDEN

Gated access from the front leading to the rear garden with gravelled area, wide range of shrubs and trees, paved pathways leading to an extensive patio area, outdoor lighting, outdoor electric sockets, tap. Predominantly the main garden to the rear is mainly laid to lawn with wide range of shrub and tree borders. To the side of the property is a garden shed and fruit trees, further outdoor lighting. Rear gate.

GARAGE

10' 1" x 18' 5" (3.09m x 5.62m) Located to rear of property with further driveway to the front, leading to brick built garage with up and over door, power, lighting, further fitted cupboards to rear, work bench, shelving, storage in eaves.

There is also off-road parking.

DIRECTIONS

Drive through the centre of Holbeach, straight across the traffic lights and past the Church, continue for approximately half a mile taking a left hand turn into Foxes Low Road, take the second left hand turn into King's Road where the property is located on the ??



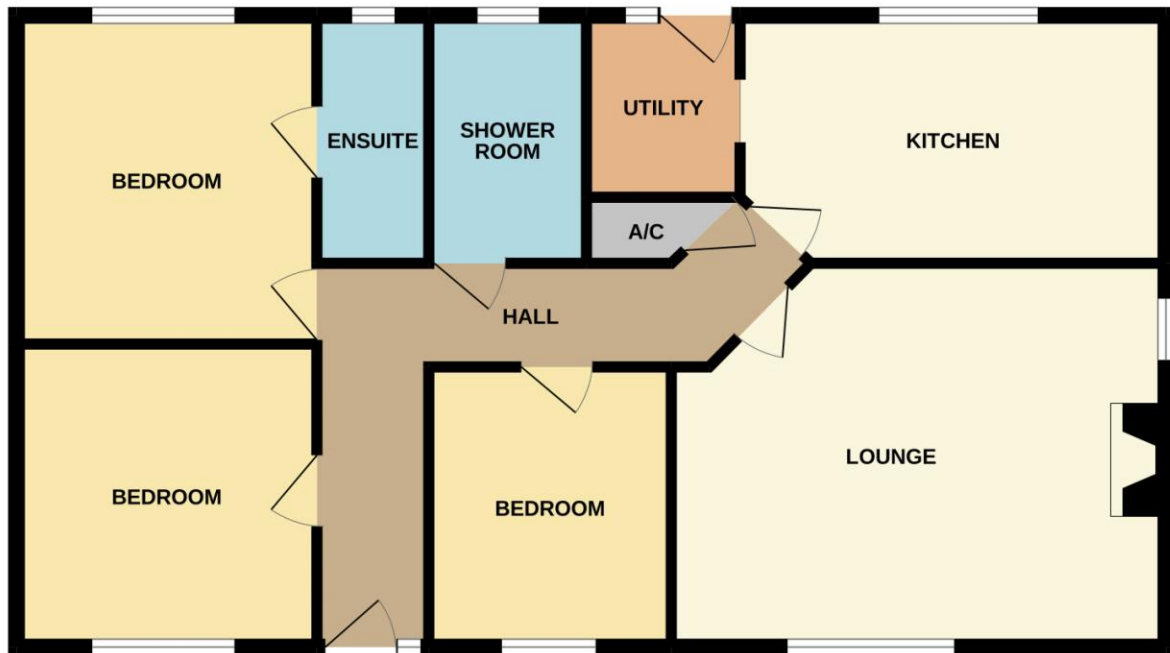
THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist





GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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: S11083

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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