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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Stukeley Gardens, Holbeach PE12 7ET

GUIDE PRICE - £224,995 Freehold

- Detached Bungalow
- Gas Central Heating
- 2 Double Bedrooms
- Corner Plot
- Viewing Recommended

Detached bungalow in cul-de-sac location and close to town centre amenities. Two double bedrooms, lounge, kitchen and shower room. Corner plot with off-road parking, single garage and enclosed rear garden. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Through the obscure glazed UPVC double front entrance doors into;

ENTRANCE PORCH

Coved and textured ceiling, obscure glazed wooden front entrance door with matching side panels into;

ENTRANCE HALL

Telephone point, smoke detector, loft hatch, built-in airing cupboard housing the self-insulated hot water cylinder, slatted shelving, timer controls and small cupboard above, central heating thermostat, coved and textured ceiling, doors to;

LOUNGE

11' 9" x 12' 7" (3.59m x 3.84m) UPVC window to the front, timber fire surround with inset electric log effect fire, TV point, coved and textured ceiling.



KITCHEN

11' 5" x 9' 8" (3.49m x 2.96m) Dual aspect with UPVC windows to the side and rear, range of matching base cupboards and drawers beneath roll edged work surface with inset composite granite sink with mixer tap, matching eye level wall cupboards, plumbing and space for washing machine, built-in low level electric oven with gas hob and extractor hood over, space for tumble dryer and fridge freezer, tiled splash backs, built-in shelved pantry, wall mounted gas fired central heating boiler, obscure glazed uPVC door to the rear, coved and textured ceiling with recessed lighting.

BATHROOM

Three piece suite comprising low level wc, pedestal wash basin and corner glazed shower cubicle with power shower over, obscure glazed uPVC window to the rear, fully tiled walls, coved and textured ceiling.

BEDROOM ONE

11' 7" x 11' 4" (3.55m x 3.46m) UPVC window to the front, TV point, coved and textured ceiling.

BEDROOM TWO

10' 9" x 9' 8" (3.29m x 2.97m) (Currently used as the dining room) uPVC sliding patio doors to the rear, TV point, coved and textured ceiling.

GARAGE

15' 8" x 7' 10" (4.80m x 2.40m) Concrete floor, power and light connected, electric consumer unit, uPVC window to the side, door to;

WORKSHOP AREA

7' 7" x 7' 10" (2.33m x 2.40m) Obscure glazed UPVC window to the rear, concrete floor, power and light connected, uPVC obscure glazed personnel door to rear garden.

OUTSIDE FRONT

The property occupies a good sized corner plot with paved driveway to the front leading to the attached single garage, a concrete footpath leads to the front entrance door and to the side entrance gate. The remainder laid to gravel and granite chippings for easy maintenance with inset shrubs. To the right hand side there is further gravelled garden area and granite chipped area with inset shrubs.

REAR GARDEN

The rear garden is fully enclosed by close boarded timber fencing, there is a paved patio area, outside lighting and cold water tap. The remainder is laid to lawn and with a low maintenance granite chipped area. There is gated access to the side providing access through to the front.

AGENTS NOTE

The current vendor has installed new uPVC windows and doors throughout, has replaced the bungalow roof, the garage roof, fascias and soffits.

SERVICES

There are various power points, light points and radiators sited throughout the property. The property is connected to mains water, electric, gas and mains drainage.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the roundabout continuing on Spalding Road and take a right hand turning into Langwith Drive. Continue to the T-junction and turn left into Littlebury Gardens and the property can be found on the right hand side on the corner of Stukeley Gardens.



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
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the plan.

TENURE

Freehold

SERVICES

COUNCIL TAX BAND

B

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

Ref: S11085

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		