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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



92 Langwith Gardens, Holbeach PE12 7JN

GUIDE PRICE £269,995 Freehold

- Recently Refurbished 2 Bedroom Bungalow
- Recently Refitted Kitchen and Shower Room
- Redecorated and New Flooring
- Good Sized Rear Garden
- No Chain

Superbly presented 2 bedroom detached bungalow situated in a popular location close to town. Accommodation comprising entrance hallway, lounge, 2 double bedrooms, shower room and kitchen diner. Good sized enclosed mature rear gardens, multiple off-road parking and single garage with electric door. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with tiled floor and leading through an obscure composite door with matching obscure UPVC double glazed panels to both side elevations into:

ENTRANCE HALLWAY

6' 10" x 15' 5" (2.10m x 4.70m) Skimmed and coved ceiling, centre light point, access to loft space with light, smoke alarm, double radiator, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving, LVT flooring, door to:

SHOWER ROOM

5' 5" x 7' 1" (1.67m x 2.17m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, built-in extractor fan, stainless steel heated towel rail, medicine cabinet, LVT flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fully tiled shower enclosure with fitted Aquatronic power shower.



MASTER BEDROOM

11' 8" x 12' 0" (3.56m x 3.68m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

BEDROOM 2

9' 11" x 10' 11" (3.03m x 3.33m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

LOUNGE

11' 11" x 15' 10" (3.64m x 4.84m) UPVC double glazed box bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, feature oak veneered fireplace with marble inserts and hearth with fitted pebble effect electric fire, TV point, telephone points.

KITCHEN DINER

KITCHEN AREA

10' 0" x 11' 10" (3.05m x 3.63m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, LVT flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, space for fridge freezer, built-in Indesit dishwasher, integrated Hotpoint washing machine, cupboard housing Worcester boiler, integrated Whirlpool stainless steel fan assisted oven, integrated Hotpoint induction hob with stainless steel splashbacks, extractor hood over. Square arch into:

DINING AREA

9' 1" x 10' 2" (2.77m x 3.11m) Brick construction, UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the side elevation, skimmed ceiling with inset LED lighting, LVT flooring, double radiator.

EXTERIOR

Block paved driveway to the side elevation. The front garden is designed for ease of maintenance laid to gravel with central patio area. Wrought iron gated access to both sides of the property leading into the rear garden.

ATTACHED GARAGE

17' 0" x 9' 1" (5.19m x 2.79m) Brick built with electric up and over roller door, obscure UPVC double glazed window to the side elevation, power and lighting, electric consumer unit board (newly fitted).

REAR GARDEN

Good sized garden with fenced and hedged boundaries. Flagstone patio, paved pathways, wooden garden shed, laid to lawn with a wide range of shrub and tree borders. Cold water tap, lighting.

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 bottom, take a right hand turning into Langwith Gardens and then a left where the property is situated.

AMENITIES

The market town of Holbeach has a wide range of facilities, the larger towns of Spalding, Boston, Wisbech, Kings Lynn, and the city of Peterborough, are all within easy driving distance. Peterborough and Kings Lynn both have train services to London's King's Cross.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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: S11147

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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