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24 Meridian Walk, Holbeach PE12 7NR

£290,000 Freehold

- Corner Plot
- Multiple Off Road Parking
- Conservatory
- Gas Central Heating
- Viewing Recommended

Superbly presented 4 bedroom detached house situated in popular town location. Accommodation comprising entrance hallway, lounge, dining room, UPVC conservatory, kitchen with pantry, cloakroom, utility and 4th bedroom to the ground floor; 3 bedrooms and bathroom to the first floor. Corner plot with generous gardens, multiple off-road parking. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Open porch with lighting leading into:

ENTRANCE HALLWAY

6' 9" x 15' 3" (2.06m x 4.67m) Coved and textured ceiling, decorative ceiling rose, centre light point, smoke alarm, radiator with fitted cover, BT point, central heating thermostat, staircase rising to first floor. Door to:

BEDROOM 4

8' 5" x 15' 5" (2.58m x 4.72m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, access to loft space, dimmer switch, double radiator.

From the Entrance Hallway a door leads into:

LOUNGE

12' 0" x 15' 9" (3.66m x 4.82m) UPVC double glazed bay window to the side elevation, full length double



glazed window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point with dimmer switch control, double radiator, TV point, feature fireplace with wooden surround, marble hearth and fitted gas coal effect fire, box opening into:

DINING ROOM

11' 6" x 12' 0" (3.51m x 3.67m) UPVC double glazed window to the side elevation, coved and textured ceiling, decorative ceiling rose, double radiator, TV point, UPVC double glazed French doors to the rear elevation leading into:

EDWARDIAN STYLE HEXAGON SHAPED CONSERVATORY

11' 10" x 10' 9" (3.62m x 3.29m) UPVC construction with UPVC double glazed windows to both sides and to the rear elevations, UPVC double glazed French doors to the rear elevation, polycarbonate heat resistant roof, central fan light.

From the Entrance Hallway a door leads into:

KITCHEN

10' 2" x 12' 1" (3.12m x 3.70m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, double radiator, understairs storage cupboard off, door leading into PANTRY with lighting and shelving. Fitted with a wide range of base and eye level units with work surfaces over, inset one and a quarter bowl sink with mixer tap, splashbacks, pull out larder unit, pull out carousel, integrated Hotpoint dishwasher, integrated fridge, integrated stainless steel microwave/combination oven, freestanding Smeg Range style cooker with 5 burner gas ring hob and fan assisted electric oven, stainless steel canopy extractor hood over.

INNER HALLWAY

3' 6" x 8' 6" (1.09m x 2.60m) Tiled flooring, obscure UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, radiator, door to:

CLOAKROOM

3' 11" x 4' 10" (1.21m x 1.49m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, part tiled walls, tiled flooring, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Inner Hallway there is an opening into:



UTILITY ROOM

5' 0" x 7' 10" (1.54m x 2.39m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, tiled flooring, fitted with a range of base and eye level units with inset stainless steel sink with mixer tap, space for fridge freezer, plumbing and space for automatic washing machine, freestanding gas boiler, central heating controls.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

7' 6" x 11' 0" (2.29m x 3.37m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, door to:



FAMILY BATHROOM

6' 10" x 7' 5" (2.09m x 2.27m) Obscure UPVC double glazed window to the rear elevation, coved ceiling, inset LED lighting, vinyl plank flooring, stainless steel heated towel rail, shaver point, fitted with a three piece suite comprising low level WC, wash hand basin with rainfall mixer tap fitted into vanity unit with storage below, bath with central mixer tap with glass shower screen with fitted thermostatic shower over.



MASTER BEDROOM

11' 1" x 15' 7" (3.39m x 4.76m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, decorative ceiling rose, centre light point, 2 double wall lights, TV point, BT point, radiator.

BEDROOM 2

11' 3" x 14' 1" (3.45m x 4.30m) UPVC double glazed window to the side elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving.



BEDROOM 3

8' 0" x 8' 11" (2.45m x 2.73m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitment, radiator.



EXTERIOR

Driveway providing multiple off-road parking. Situated on a corner plot with lawned garden to the front leading round to the side where there is a wooden gate leading via paved pathways with external Victorian Street Lighting, cold water tap into:

REAR GARDEN

Patio area, gravelled area, wooden summerhouse, the garden is mainly laid to lawn with a wide range of mature shrubs and trees. Flagstone patio area, garden shed, extensive lighting including Tiffany Street Lamp.

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 mini roundabout, proceed along and then take a right hand turning into Netherfield. Meridian Walk is a turning on the right.

AMENITIES

The market town of Holbeach has a wide range of facilities, shops and schools, 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



TENURE Freehold

SERVICES All Mains Services

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: S11176 (March 2023)

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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

