

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



43 Northons Lane, Holbeach PE12 7PZ

Guide Price £249,995 Freehold

- Close to the Town Centre
- Fully Refurbished
- 2 Double Bedrooms
- Ample Parking and Garage
- Gas Central Heating.

Superbly presented 2 bedroom detached bungalow situated in popular non estate town location within walking distance of the town centre amenities. Accommodation comprising entrance hallway, lounge, sun lounge, 2 double bedrooms and shower room. Mature gardens to the front and rear, garage with off- road parking. Viewing essential to appreciate.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Obscure UPVC double glazed door to the side elevation with matching obscure glazed panels to the side leading into:

ENTRANCE HALLWAY

Coved and textured ceiling, centre light point, access to loft space with pull down ladder, part boarded with light, radiator, storage cupboard off housing hot water cylinder with slatted shelving with over head storage, Novocore fitted flooring, door to:

LOUNGE

19' 11" x 11' 5" (6.09m x 3.48m) Coved and textured ceiling, centre light point, double radiator, TV point, Novocore fitted flooring, the rear section of the lounge is an Sun Room and is accessed via a square arch into:

SUN ROOM

Solid roofing, recessed LED lighting, dwarf brick wall and UPVC construction with UPVC windows to both sides



and to the rear elevation, UPVC double glazed door to the side elevation.

From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM

13' 3" x 9' 4" (4.06m x 2.87m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre light point, cupboard housing Vaillant boiler, fitted with a wide range of base, eye level and drawer units, inset one and a quarter bowl stainless steel sink with mixer tap, work surfaces over, splashbacks, lighting under cabinets, further glazed units, integrated stainless steel fan assisted oven, integrated combination oven/microwave, integrated Zanussi stainless steel gas hob with stainless steel splashbacks, extractor hood over, plumbing and space for washing machine, space for fridge/freezer, USB charging ports.

From the Entrance Hallway a door leads into:

MASTER BEDROOM

13' 5" x 12' 8" (4.10m x 3.88m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, built-in dressing table with shelving, 2 x 3 drawer units, built-in mirror with spotlight, fitted wardrobes, 2 x double wardrobes and one single wardrobe.

BEDROOM 2

10' 3" x 10' 9" (3.13m x 3.29m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

SHOWER ROOM

5' 10" x 6' 9" (1.80m x 2.07m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, wall panelling, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, walk-in shower cubicle with Aqualisa shower with double head and further shower attachment tap.



EXTERIOR

Slabbed and gravelled driveway with turning bay providing multiple off-road parking for vehicles. The front garden is mainly laid to lawn with shrub borders. Wrought iron gated access to one side. Cold water tap, external lighting. There is further parking to the side of the property.

CAR PORT

GARAGE

Semi detached brick and tiled garage with electric roller style door, concrete floor, power and lighting, fencing to the side boundary.

REAR GARDEN

Patio area and mainly laid to lawn with a wide range of shrub and tree borders, paved pathways, small vegetable patch, wooden garden shed and greenhouse.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, at the mini roundabout go straight over on to Spalding Road, Northons Lane is a turning on the left hand side. The property will be situated on the left hand side.

AMENITIES

Holbeach is a popular town with a range of facilities including supermarkets, various shops, public houses/restaurants, doctors surgeries, large park etc. The larger market town of Spalding is 8 miles distant and offers a further range of facilities along with bus and railway stations. Peterborough is 22 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.





Ground Floor



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

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

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

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: S11017

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.

ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
F: 01775 762289
E: spalding@longstaff.com
www.longstaff.com