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21 Edinburgh Walk, Holbeach PE12 7AP

**Guide Price £335,000 Freehold**

- Individual Family Property
- Popular Location
- 4 Bedrooms
- Sun Room
- Viewing Recommended

Superbly presented individual property situated in a prime town location of Holbeach. Accommodation comprising entrance hallway, shower room, lounge, dining room, bedroom 4, sunroom, kitchen diner, utility room to the ground floor; 3 bedrooms (en-suite to the master and shower room to the first floor). Mature gardens to the rear. Multiple off-road parking to the front. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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





#### **ACCOMMODATION**

Obscure leaded UPVC double glazed door leading into:

#### **ENTRANCE HALLWAY**

5' 0" x 14' 11" (1.54m x 4.56m) Skimmed and coved ceiling, decorative ceiling rose, centre light point, smoke alarm, radiator, storage cupboard off housing electric consumer unit. Staircase rising to first floor, understairs storage area, oak effect laminate flooring, door to:

#### **SHOWER ROOM**

5' 0" x 6' 7" (1.54m x 2.01m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, vinyl floor covering, 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, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

**LOUNGE**

11' 10" x 22' 1" (3.62m x 6.75m) Leaded UPVC double glazed window to the front elevation, 2 leaded UPVC double glazed windows to the side elevation, skimmed and coved ceiling, 2 decorative ceiling roses, 2 centre light points, 2 double radiators, TV point, feature ornamental fireplace, oak effect laminate flooring, door into:

**DINING ROOM**

10' 4" x 11' 8" (3.15m x 3.56m) Wooden glazed French doors to the rear elevation leading into Sun Room, skimmed and coved ceiling, decorative ceiling rose, centre light point, laminate plank flooring, telephone point, radiator, smoke alarm, square arch into Kitchen, door into:

**BEDROOM 4**

6' 7" x 12' 4" (2.02m x 3.78m) Wooden glazed French doors leading into Sun Room, skimmed and coved ceiling, centre light point, radiator.

From the Dining Room the double French doors lead into:

**SUN ROOM**

8' 9" x 13' 2" (2.67m x 4.03m) Brick and UPVC constructions, UPVC double glazed windows to the rear elevation, wooden glazed stable door to the rear elevation, pitched roof, centre light point, tiled flooring, radiator.

From the Dining Room the square arch leads into:

**KITCHEN DINER**

12' 1" x 20' 7" (3.69m x 6.28m) Leaded UPVC double glazed window to the front elevation, leaded UPVC double glazed door to the front elevation, skimmed and coved ceiling, 2 centre light points, tiled flooring, TV point, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, under cabinet lighting, inset one and a quarter bowl stainless steel sink with mixer tap, freestanding Bosch dishwasher, integrated electric heater, Belling Rangemaster style cooker with 7 burner gas hob and 2 fan assisted ovens, extractor hood over, inset downlighters over, built-in larder cupboard with shelving, central island with built-in breakfast bar, built-in storage cupboard, sliding UPVC double glazed doors leading into gardens. Double doors into:

**UTILITY ROOM**

4' 7" x 8' 1" (1.41m x 2.48m) Skimmed ceiling, centre light point, tiled flooring, shelving, space for fridge freezer, plumbing and space for washing machine.





From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

5' 2" x 25' 3" (1.58m x 7.70m) Coved and textured ceiling, 2 decorative ceiling roses, 2 ceiling light points, telephone point, access to loft space, storage cupboard off housing Worcester Boiler.

#### **MASTER BEDROOM**

10' 5" x 11' 8" (3.18m x 3.56m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, double radiator, TV point, door to:

#### **DRESSING ROOM**

5' 6" x 6' 5" (1.70m x 1.97m) Skimmed ceiling, centre light point, fitted wardrobes to both sides, door to:

#### **EN-SUITE**

5' 5" x 11' 6" (1.67m x 3.53m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, shaver point, extractor fan, towel rail, part tiled wall tiling, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap with mixer tap fitted into vanity unit with storage below, bath with shower mixer tap and further shower attachment tap.



#### **BEDROOM 2**

11' 10" x 9' 10" (3.62m x 3.01m) Leaded UPVC double glazed window to the side elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator, TV point, laminate flooring, fitted full length wardrobes with sliding doors.

#### **BEDROOM 3**

11' 11" x 11' 1" (3.64m x 3.39m) Leaded UPVC double glazed window to the front elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator, laminate flooring, TV point.



#### **SHOWER ROOM**

6' 5" x 9' 1" (1.97m x 2.79m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, shaver point, vinyl floor covering, part tiled walls, 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 cabinets below, fully tiled shower enclosure with fitted rainfall thermostatic shower and further shower attachment tap.



#### **EXTERIOR**



### EXTERIOR

Dwarf brick wall to the front boundary, the front garden is laid to gravel. The gravelled driveway is at the side of the property providing multiple off-road parking.

Wrought iron gated access round the side with paved pathways, raised gravel and shrub borders leading on to an extensive patio area, cold water tap, lighting, steps up to another patio. The garden is mainly laid to lawn with a wide range of mature shrub and tree borders.

### REAR GARDEN

Wooden shed with power and lighting, vegetable patch, poly tunnel, grassed area, gated access on to The Tenters.

### DIRECTIONS

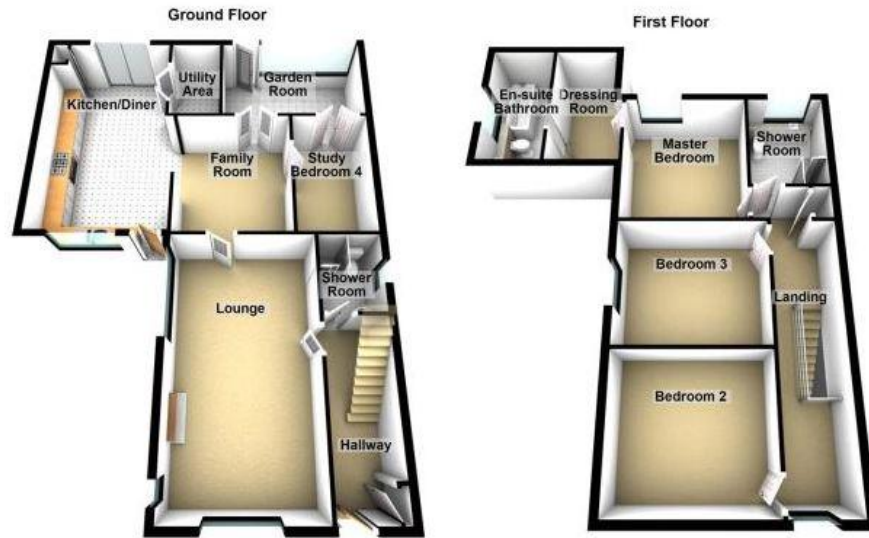
From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the mini roundabout, proceed along into the town centre. Follow the High Street into Fleet Street and take the first turning on the left into Edinburgh Walk where the property can be found on the left-hand side.

### 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 King's Lynn both have train services to London 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

**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: S11200**

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		
69-80	C		78   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

