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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



59 Hall Hill Road, Holbeach PE12 7JB

GUIDE PRICE - £189,995 Freehold

- Walking Distance of Town
- 3 Bedrooms
- Good Sized Garden
- Off-Road Parking, Garage
- Viewing Recommended

3 bedroom semi-detached house situated in the town location of Holbeach. Accommodation comprising entrance lobby, lounge, kitchen diner and conservatory to the ground floor; 3 bedrooms and family bathroom to the first floor. Extensive mature rear gardens, 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

Open porch with obscure UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 11" x 4' 3" (1.20m x 1.30m) Aluminium double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point, staircase rising to first floor, door into:

LOUNGE

10' 10" x 15' 8" (3.32m x 4.78m) 2 aluminium double glazed windows to the front elevation, coved ceiling, centre light point, radiator, TV point, feature brick fireplace with wooden mantle and fitted log effect gas fire, door into:

KITCHEN DINER

11' 3" x 16' 10" (3.43m x 5.14m) Aluminium double glazed window to the rear elevation, coved and textured ceiling, centre strip light, vinyl floor covering, central heating thermostat, double radiator, telephone point. Wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated New World electric double fan assisted oven, integrated New World 4 ring gas hob, extractor hood over.

PANTRY OFF with aluminium obscure double glazed window to the side elevation, electric consumer unit, fitted shelving.



From the Kitchen Diner a door leads into:

UTILITY ROOM

6' 1" x 7' 10" (1.87m x 2.40m) Aluminium double glazed window to the rear elevation, wooden obscure glazed door to the rear elevation, centre light point, vinyl floor covering, wall mounted Glow Worm gas boiler, fitted base units with plumbing and space for washing machine, fridge and freezer space, obscure wooden glazed door into:

SUN ROOM

6' 10" x 10' 1" (2.09m x 3.08m) Wooden construction with double wooden glazed windows to both sides and to the rear elevations, wooden double glazed door to the side elevation, textured ceiling, centre light point, radiator.



From the Entrance Lobby the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 6" x 8' 5" (2.0m x 2.59m) Aluminium double glazed window to the side elevation, skimmed and coved ceiling, centre light point, access to loft space, radiator. Fitted storage cupboard housing hot water cylinder with slatted shelving.

BEDROOM 1

11' 1" x 13' 3" (3.39m x 4.05m) Aluminium double glazed window to the front elevation, coved ceiling, centre light point, radiator.

BEDROOM 2

11' 1" x 13' 3" (3.38m x 4.05m) Aluminium double glazed window to the rear elevation, coved ceiling, centre light point, radiator.



BEDROOM 3

8' 8" x 7' 11" (2.65m x 2.42m) Aluminium double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted storage cupboard.

FAMILY BATHROOM

5' 8" x 8' 7" (1.74m x 2.64m) Aluminium obscure double glazed window to the side elevation, aluminium double glazed window to the rear elevation, coved and textured ceiling, centre light point, part tiled walls, extractor fan, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with shaver point and wall mirror, bath with shower screen and fitted Triton T80 power shower over.



EXTERIOR

Hedged boundary to the front. The garden is mainly laid to lawn with a wide range of shrub and tree borders. Paved pathways. Concrete driveway providing multiple off-road parking for vehicles. Double wooden gate access leading into:

REAR GARDEN

Patio areas, cold water tap, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevations. Extensive lighting. Wooden garden shed with power and lighting.

GARAGE

9' 8" x 19' 10" (2.95m x 6.06m) Up and over door, door to the side, fitted power and lighting, over storage area.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 Holbeach Road and on approaching Holbeach take the second exit at the roundabout continuing along Spalding Road and into the town centre. Turn right at the traffic lights then, after around 400 yards, veer right into Hallgate. Take a right hand turning into Hall Hill road where the property is situated on the left hand side.

AMENITIES

The town centre is within easy walking distance and offers a range of shopping, banking, leisure, educational and commercial facilities. The larger market town of Spalding is 8 miles distant, Kings Lynn 17 miles and the city of Peterborough approximately 22 miles from the property offering a wide range of facilities.





TOTAL FLOOR AREA: 903 sq ft (83.9 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Model ref: S11212

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

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: S11212

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		