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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



18b Crown Avenue, Holbeach St Marks PE12 8EU

**£210,000 Freehold**

Brand new semi-detached house in village location with generous sized accommodation, ample off-road parking and established rear garden. UPVC windows, modern super efficient electric heating system, fully fitted kitchen and bathroom. LVT flooring to the ground floor and bathroom and carpeting to the rest of the property will be included within the asking price.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

6 stylish steps lead up to the canopied front entrance with composite entrance door leading to:

#### **RECEPTION HALL**

17' 2" x 3' 7" (5.25m x 1.10m) Staircase off, understairs cupboard housing the Mitsubishi electric boiler.

#### **CLOAKROOM**

Two piece suite comprising vanity unit with low level WC, space saver corner wash hand basin with mixer tap and store cupboard.

#### **LOUNGE**

14' 11" x 11' 4" (4.56m x 3.46m) UPVC front window, radiator, consumer unit.

#### **KITCHEN DINER**

18' 11" x 10' 6" (5.79m x 3.22m) Range of contemporary fitted units comprising soft closure base cupboards and drawers, eye level wall cupboards, pan and cutlery drawers, electric oven, hob and extractor, one and a quarter bowl resin sink unit



with mixer tap, worktops, plumbing and space for washing machine, UPVC rear window, recessed ceiling lights, UPVC patio doors, radiator, intermediate metro tiling.

From the Reception Hall the staircase rises to:

#### **FIRST FLOOR LANDING**

Access to loft space, window to the side elevation, doors arranged off to:

#### **BEDROOM 1**

13' 7" x 11' 4" (4.16m x 3.46m) UPVC front window, radiator, TV point.

#### **BEDROOM 2**

13' 4" x 10' 4" (4.08m x 3.17m) UPVC rear window, radiator, TV point.

#### **BEDROOM 3**

8' 3" x 9' 11" (2.53m x 3.03m) minimum UPVC window to the rear elevation, radiator, TV point.

#### **BATHROOM**

7' 3" x 6' 2" (2.22m x 1.90m) plus door recess 3' 11" x 2' 1" (1.20m x 0.90m), panelled bath with mixer tap, shower attachment, vanity cupboard with wash hand basin, low level WC with concealed cistern, tiled surround.

#### **EXTERIOR**

Approached through a gated entrance (shared with the bungalow known as No. 19) and the neighbouring semi-detached property, access is then gained to a private driveway with parking space for several cars and a hard landscaped frontage with block paving, gravel etc.

#### **ENCLOSED REAR GARDENS**

Fully fenced with extensive full width patio area and lawned rear garden.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach and then head north of the A17 up to Holbeach St Marks. In the centre of the village turn into Lapwater Lane and then right into Crown Avenue where the properties are situated in the bottom left hand corner.

#### **AMENITIES**

The village has a primary school and the nearby market town of Holbeach is 5 miles distant offering a range of shopping, banking, leisure, medical and commercial facilities. The major towns of Boston, Spalding and Kings Lynn and the city of Peterborough are within easy access.

# 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

## COUNCIL TAX BAND

Band TBA

## 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: S11226

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

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