

EST 1770



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## 1 New Cottages, Hurn Bank, Holbeach Hurn PE12 8JQ

**GUIDE PRICE - £179,995 Freehold**

- 3 Bedrooms
- Semi-Rural Location
- Gardens, Driveway
- No Chain
- Viewing Recommended

3 bedroom semi-detached property in a semi-rural location. Accommodation comprising conservatory, entrance lobby, lounge, reception room 2, inner lobby, bathroom and kitchen to the ground floor; 3 bedrooms to the first floor. Oil central heating, majority UPVC double glazed windows and doors. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406





#### **ACCOMMODATION**

#### **CONSERVATORY**

9' 6" x 8' 10" (2.92m x 2.71m) Of wooden construction with polycarbonate roof, wooden glazed windows to both sides, wooden French doors to the side elevation, leading to:

#### **STORM PORCH**

Obscure UPVC double glazed door leading into:

#### **ENTRANCE LOBBY**

Skimmed ceiling, staircase rising to first floor, door to:

#### **RECEPTION ROOM 2**

11' 10" x 12' 0" (3.61m x 3.66m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, tiled open fireplace with tiled hearth.





From the Entrance Lobby a door leads into;

#### **LOUNGE**

11' 11" x 17' 8" (3.64m x 5.41m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, 2 centre light points, BT point, double radiator, feature fireplace with tiled hearth and open grate, wall thermostat, storage cupboard off housing hot water cylinder with slatted shelving and central heating controls. Further storage cupboard off with window to the rear elevation, fitted shelving, lighting and coat rail. Door into Inner Lobby.

#### **KITCHEN:**

7'5" x 13'11" (2.28m x 4.26m) UPVC double glazed window to the side and front elevation. UPVC double glazed door to the side elevation. Fitted with a wide range of base and eye level units with preparation surfaces over. Electric cooker point. Stainless steel sink with tap, plumbing for washing machine.

#### **INNER LOBBY**

Obscure glazed window to the rear elevation, skimmed ceiling, storage cupboard off, under stairs storage area with lighting, door into:

#### **FAMILY BATHROOM**

4' 10" x 11' 9" (1.48m x 3.59m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, part wood panelling to the walls, vinyl floor covering, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin fitted into vanity unit with storage below, bath with telephone shower mixer tap with shower curtain and rail.

From the Entrance Lobby the staircase rises to:

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

6' 2" x 8' 7" (1.88m x 2.63m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator.

#### **MASTER BEDROOM**

11' 11" x 17' 2" (3.64m x 5.24m) UPVC double glazed window to the front and rear elevations, radiator, coved and textured ceiling, centre light point, smoke alarm.

#### **BEDROOM 2**

8' 6" x 12' 0" (2.61m x 3.67m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, fitted storage cupboard with hanging rail and shelving, further storage cupboard with shelving into recess.

#### **BEDROOM 3**

8' 10" x 8' 8" (2.71m x 2.65m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

#### **EXTERIOR**

The front is mainly laid to lawn with shrub and tree borders, cold water tap. The side garden is mainly laid to lawn with hedged boundaries, oil storage tank, 2 wooden garden sheds, glasshouse, open covered area.

There is allocated parking for the property. There is a gravelled driveway with a five bar gate. External lighting.

#### **DIRECTIONS**

From Spalding proceed along the A151 to Holbeach. Turn left on Boston Road South to the roundabout and take the third exit on to the A17 towards Kings Lynn. Take the second left hand turning by the Farm Lodge Café and follow this road until entering the village of Holbeach Hurn. Take a left hand turning into Hurn Bank, follow this road for approximately half a mile and then on the bend the property is located on the right hand side.



**TENURE**

Freehold

**SERVICES**

See Note

**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: S11244**

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	59 D	
39-54	E		
21-38	F		
1-20	G		