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**13 Dam Gate, Holbeach PE12 7BH**

**Guide Price £480,000 Freehold**

- Detached Residence
- Private Rear Garden
- Superbly Presented Master Suite
- Covered Swimming Pool
- Open Plan Living Area

Beautifully presented 4 detached house residence set in a treelined frontage. Entrance hallway, open plan lounge/dining area, kitchen diner, utility room and shower room to the ground floor; master bedroom with en-suite, 3 further bedrooms and family bathroom. Covered Swimming Pool.

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 with matching obscure UPVC double glazed windows to the side elevation into:

### **ENTRANCE HALLWAY**

5' 10" x 17' 3" (1.80m x 5.27m) Skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator with fitted cover, understairs storage cupboard, BT point, staircase rising to first floor, plank laminate flooring, door to:





## L SHAPED OPEN PLAN LOUNGE DINER

### LOUNGE AREA

24' 9" x 26' 11" (7.55m x 8.21m)

UPVC double glazed window to the front elevation, double radiator, skimmed and coved ceiling, centre light point, TV point, laminate oak effect flooring, open fireplace with oak mantle and tiled hearth.

Fitted with a Multi Fuel Stove.

leading into:

### DINING AREA

3 sets of UPVC double glazed sliding patio doors, skimmed and coved ceiling, 2 centre light points, laminate oak effect flooring, double Radiator.

Door into:



### KITCHEN DINER

12' 1" x 20' 10" (3.70m x 6.36m)

UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, centre fan light, 3 light points over the breakfast bar, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, integrated fridge and freezer, glazed cabinets, inset one and a quarter bowl sink with pull out mixer tap, integrated Bosch dishwasher, slot-in Rangemaster with 6 ring burner and electric oven, extractor hood over, under cabinet lighting, integrated Bosch Gourmet combination oven, storage cupboard off housing electric consumer unit and hot water cylinder, tiled flooring with under floor heating, telephone point.

Door to:



### UTILITY ROOM

5' 1" x 7' 4" (1.56m x 2.26m) UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, tiled flooring with under floor heating, fitted with a range of eye level units, worktops with tiled splashbacks, plumbing and space for washing machine, space for tumble dryer.

Door to:



### GROUND FLOOR WC/SHOWER ROOM

4' 9" x 6' 7" (1.45m x 2.01m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point over, fully tiled shower enclosure with fitted thermostatic shower over with rainfall shower.

From the Entrance Hallway the staircase rises to:





#### **FIRST FLOOR LANDING**

8' 4" x 8' 11" (2.55m x 2.72m)

Skimmed and coved ceiling, access to loft space, smoke alarm, decorative ceiling rose, centre light point, door to:

#### **MASTER BEDROOM**

12' 4" x 24' 8" (3.78m x 7.53m)

UPVC double glazed window to the front elevation, double radiator, TV point, telephone point, coved and textured ceiling, 2 centre light points, door to:



#### **MASTER EN-SUITE**

9' 9" x 12' 3" (2.99m x 3.75m)

Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, inset LED lighting, under floor heating, fully tiled walls, tiled floor, heated towel rail, fitted with a five piece suite comprising low level WC, 2 wash hand basins with mixer taps fitted into vanity units with drawers and storage below, fully tiled shower cubicle with fitted thermostatic shower over, fitted corner Spa bath with taps.





#### **BEDROOM 2**

10' 11" x 14' 4" (3.34m x 4.38m)

UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, TV point, double radiator, fitted bedroom fitment with 4 double wardrobes, dressing table and display area, over bed storage unit.



#### **BEDROOM 3**

10' 11" x 10' 2" (3.34m x 3.12m)

UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, 2 double wardrobes with hanging rail and shelving.



#### **BEDROOM 4**

7' 8" x 7' 4" (2.36m x 2.25m)

UPVC double glazed window to the front elevation, coved and textured ceiling, inset LED lighting, radiator.



#### **FAMILY BATHROOM**

6' 7" x 7' 1" (2.01m x 2.17m)

Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three-piece suite comprising low level WC, sink with mixer tap fitted into vanity unit with storage below with mirror over and corner cabinet, fully tiled shower cubicle with fitted rainfall thermostatic shower over.



## REAR GARDEN

There is a raised decking area outside with wrought iron railings and lighting. There is a further decking area with pergola. Covered area with pump for swimming pool. Cold water tap.

There is a lawned area with a wide range of mature shrubs and trees. The rear garden is very private and not overlooked. Trees to the rear.

## EXTERIOR

Tree lined extensive gravelled driveway leading up to the property, with various mature shrubs and hedges. Gated side access to the property leading up to a block paved pathway with outdoor lighting leading to front door and round to an extensive block paved patio area, 2 garden sheds.





## SWIMMING POOL

0' 0" x 0' 0"

Dwarf brick wall with UPVC double glazed windows to all elevations, set of UPVC French doors to the front elevation, UPVC double glazed French doors to the side elevation, lighting, various power points, Vaporex dehumidifier. The pool is 12ft x 24ft with a 3ft depth at the shallow end and 6ft depth to the deep end.















**3D VIRTUAL VIDEO TOURS**  
POWERED BY MATTERPORT

**VIDEO TOUR AVAILABLE FOR THIS PROPERTY**

### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach Follow the High Street into Fleet Street and take the first turning on the right into Dam Gate where the property can be found on the left-hand side.



# 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



## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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: S11250

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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