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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



25 Oxford Gardens, Holbeach PE12 7EF

GUIDE PRICE - £180,000 Freehold

- Ideal Investment/First Time Buy
- 3 Bedrooms
- Garage and Off-Road Parking
- Kitchen Diner
- No Chain

Well presented 3 bedroom semi-detached house situated in a popular town location. Accommodation comprising entrance hallway, lounge, kitchen diner, cloakroom, 3 bedrooms (en-suite to the master) and family bathroom. Enclosed rear gardens, multiple off-road parking and garage. No Chain. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Access to the side of the property via a canopy porch with outdoor lantern lighting and leading to an obscure composite door into:

ENTRANCE HALLWAY

6' 4" at widest point x 9' 6" (1.94m at widest point x 2.91m) Skimmed and coved ceiling, centre light point, smoke alarm, electric consumer unit board, staircase rising to first floor, central heating thermostat, door to:

CLOAKROOM

2' 11" x 5' 4" (0.9m x 1.64m) Skimmed and coved ceiling, centre light point, extractor fan, vinyl plank flooring, radiator, fitted with a two piece suite comprising low level WC and pedestal corner wash hand basin with taps and tiled splashbacks.

From the Entrance Hallway a door leads into:

LOUNGE

12' 3" x 14' 5" (3.75m x 4.41m) UPVC double glazed box bay window to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, 2 double radiators, TV point, telephone point. Understairs storage cupboard off.



From the Entrance Hallway a door leads into:

KITCHEN DINER

8' 3" x 14' 7" (2.53m x 4.47m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, 2 centre light points, vinyl plank flooring, double radiator, TV point, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, space for fridge freezer, plumbing and space for washing machine and dishwasher, Bosch stainless steel fan assisted integrated oven, stainless steel 4 ring gas hob with Bosch stainless steel canopy extractor hood over, central heating controls, cupboard housing Glow Worm gas boiler.

From the Entrance Hallway staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 9" x 6' 9" (2.08m x 2.07m) Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, storage cupboard of housing hot water cylinder with slatted shelving, door to:

MASTER BEDROOM

11' 4" x 10' 1" (3.47m x 3.08m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator.

EN-SUITE

4' 4" x 7' 4" (1.33m x 2.26m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, vinyl floor covering, radiator, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2

8' 4" x 8' 5" (2.56m x 2.58m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3

6' 9" x 7' 9" (2.07m x 2.37m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, TV point, telephone point.

FAMILY BATHROOM

6' 9" x 5' 9" (2.06m x 1.76m) Obscure UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks, part tiling to the bath area with shower, mixer tap and further shower attachment tap.

EXTERIOR

Front gravelled fore-garden and hedged boundaries to the front elevation and paved pathways to the side elevation. Gravelled driveway leading to the Garage. Side access gate into the rear garden.

GARAGE

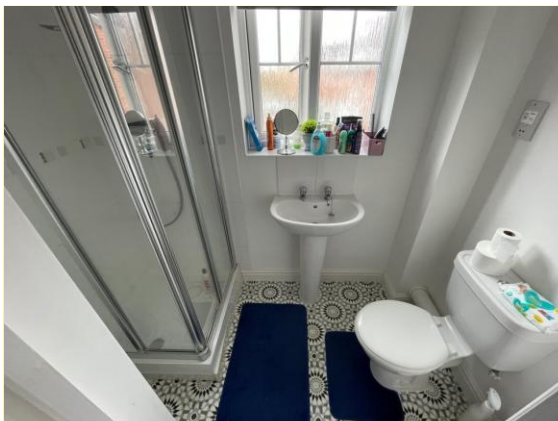
9' 1" x 17' 6" (2.78m x 5.34m) Brick construction with power and lighting, separate electric consumer unit board, roller door, storage into eaves.

REAR GARDEN

Patio area, external lighting, cold water tap, mainly laid to lawn with fenced boundaries to both sides and rear elevations.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach town centre. Turn right into Church Street at the fork turn right into Hallgate, turning left into Oxford Gardens.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band B

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: S11287

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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Produced: 31 July 2023