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Woodstock, Roman Bank, Holbeach Bank PE12 8BX

£339,995 Freehold

- 4 Double Bedrooms
- Refitted Kitchen and Bathroom
- Large Driveway with Multiple Parking
- Field Views
- Viewing Recommended

Superbly presented 4 bedroom detached house situated in a semi-rural village location. Accommodation comprising entrance hallway, lounge, kitchen, dining room, utility room, cloakroom and conservatory to the ground floor; 4 double bedrooms and bathroom to the first floor. Garage, off-road parking and garden with field views beyond.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

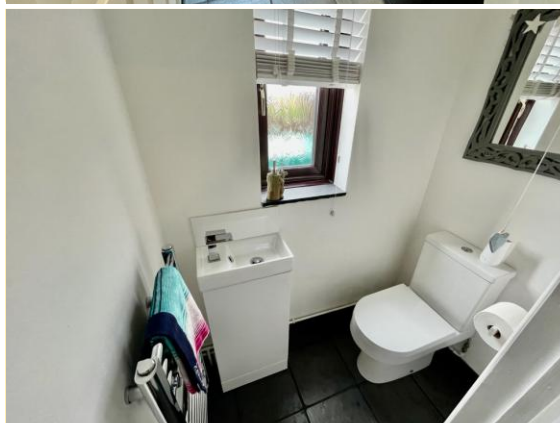
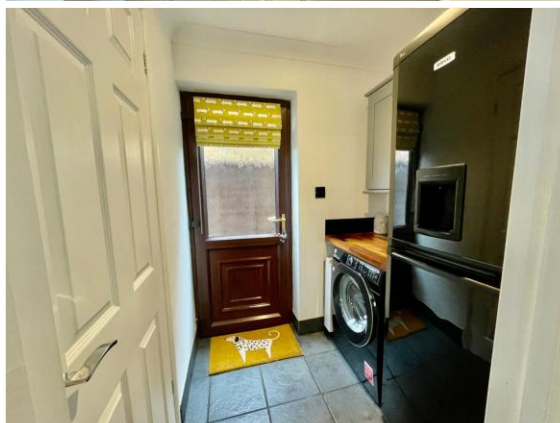
Open storm porch with LED lighting and wall lighting, obscure UPVC double glazed door with matching obscure full length glazed panel to the side leading into:

ENTRANCE PORCH

6' 5" x 7' 4" (1.97m x 2.26m) Skimmed and coved ceiling, centre light point, tiled flooring, UPVC double glazed window to the side elevation, electric wall heater, UPVC double glazed door with matching full length glazed panel to the side into:

ENTRANCE HALLWAY

6' 8" x 13' 6" (2.05m x 4.12m) Coved and textured



ceiling, centre light point, smoke alarm, electric storage heater, tiled flooring, BT point, staircase rising to first floor, door to:

KITCHEN

8' 10" x 11' 7" (2.70m x 3.54m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, marble splashbacks, solid wood worktops, integrated full size dishwasher, drawer units, inset sink with swan mixer tap, under cabinet lighting, integrated Zanussi ceramic hob, glass splashbacks, canopy extractor hood over, Zanussi electric fan assisted oven, electric wall heater.

UNDERSTAIRS STORAGE CUPBOARD

Tiled flooring, coat rail.

From the Kitchen a square arch leads into:

DINING ROOM

10' 5" x 8' 11" (3.20m x 2.74m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, tiled flooring, electric storage heater.

From the Kitchen a door leads into:

UTILITY ROOM

5' 8" x 4' 9" (1.74m x 1.47m) Obscure UPVC double glazed door to the side elevation, skimmed and coved ceiling, inset LED lighting, ceramic tiled flooring, fitted solid worktops with marble splashbacks, eye level units, space for fridge freezer, plumbing and space for washing machine, electric storage heater, door to:

CLOAKROOM

2' 9" x 4' 10" (0.86m x 1.49m) Obscure UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, ceramic tiled flooring, stainless steel heated towel rail, two piece comprising low level WC and wash hand basin fitted into vanity unit with mixer tap over with splashbacks.

From the Entrance Hallway a door leads into:

LOUNGE

11' 8" x 20' 6" (3.57m x 6.26m) UPVC double glazed window to the front elevation with wooden fitted shutters, UPVC double glazed sliding patio doors with wooden fitted shutters to the rear elevation leading into Conservatory, skimmed and coved ceiling, 2 centre light points, TV point, open fire, solid wooden floorboards, 2 electric storage heaters.



CONSERVATORY

9' 10" x 16' 2" (3.01m x 4.94m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, fitted blinds to all windows, heated resistant polycarbonate roof, centre light point, tiled flooring, freestanding electric heater.

From the Entrance Hallway the staircase rises to:



FIRST FLOOR GALLERIED LANDING

6' 10" x 16' 1" (2.1m x 4.91m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, electric storage heater. Storage Cupboard off housing hot water cylinder with slatted shelving.

MASTER BEDROOM

11' 10" x 11' 6" (3.61m x 3.51m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, electric storage heater, TV point, telephone point, solid oak flooring.



BEDROOM 2

9' 9" x 10' 1" (2.98m x 3.08m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, dimmer switch control, electric storage heater, TV point, dimmer switch, fitted wardrobe with shelving.

BEDROOM 3

8' 9" x 9' 8" (2.69m x 2.95m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, dimmer switch control, electric storage heater, laminate flooring, fitted storage cupboard into recess.

BEDROOM 4

8' 9" x 11' 11" (2.68m x 3.64m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, laminate flooring, electric storage heater, TV point.



FAMILY BATHROOM

5' 7" x 6' 9" (1.72m x 2.06m) Obscure UPVC double glazed window to the rear elevation, skimmed and



coved ceiling, inset LED lighting, laminate flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and illuminated mirror over, bath with mixer tap, shower screen and fitted Mira shower over with rainfall shower head and further shower attachment tap.

EXTERIOR

Hedged boundaries to the front and fencing to both sides, extensive gravelled driveway providing multiple off-road parking. Gated wooden access to both sides.

ATTACHED GARAGE

19' 8" x 16' 10" (6m x 5.14m) Up and over door, strip light, power points, electric consumer unit board.

REAR GARDEN

Extensive lighting, cold water tap, patio area, hedged boundaries to both sides and to the rear, field views beyond. The garden is mainly laid to lawn with shrub borders.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach proceed into the town centre and turn left into Boston Road South to the roundabout and continue straight across (second exit) onto Boston Road North. At the T-junction turn right onto Washway Road. Take the second turning on the left into Star Lane and continue to the T-junction. Turn right onto Roman Bank and the property is situated on the right hand side.

AMENITIES

Holbeach is a popular town with a range of facilities including supermarkets, various shops, public houses/restaurants, doctors surgeries, large park etc. The larger market town of Spalding is 8 miles distant and offers a further range of facilities along with bus and railway stations. Peterborough is 22 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.





GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.

TOTAL FLOOR AREA : 1568 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electric and water. Electric storage heaters. Private drainage. We are informed that mains drainage can be connected.

COUNCIL TAX C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11298

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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