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# Longstaff<sup>.COM</sup>

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



4 Western Avenue, Holbeach PE12 7QD

**GUIDE PRICE - £289,995 Freehold**

- 3 Bedroom Detached Bungalow
- Newly Fitted Kitchen Diner
- Private Gardens to the Rear
- Multiple Off-Road Parking
- Single Garage

Superbly presented 3 bedroom detached bungalow situated in the popular market town of Holbeach. Accommodation comprising entrance hallway, living room, newly fitted kitchen diner, bathroom and 3 generous sized bedrooms. Multiple off-road parking, single garage, fully enclosed rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

##### ENTRANCE PORCH

4' 10" x 3' 5" (1.49m x 1.06m) UPVC double glazed doors, coved and textured ceiling, tiled flooring, wooden glazed door into:

##### ENTRANCE HALLWAY

4' 9" x 23' 1" (1.47m x 7.05m) Coved and textured ceiling, centre light point, BT point, access to part boarded loft space (with light and pull down ladder), Airing Cupboard with hot water tank and slatted shelving. Door into:

##### LIVING ROOM

12' 0" x 14' 7" (3.67m x 4.45m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, TV point, radiators, feature fireplace with wooden hearth and marble insert with fitted gas coal effect fire.



From the Entrance Hallway a door leads into:

#### **RECENTLY REFITTED KITCHEN DINER**

11' 9" x 16' 6" (3.60m x 5.03m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, fitted with a wide range of base, eye level and drawer units, one and a half bowl sink with fitted mixer tap, integrated ceramic hob, integrated stainless steel fan assisted electric oven, extractor hood over, integrated dishwasher, space for washing machine and condenser dryer (concealed into cupboards), recently fitted Worcester gas boiler, ceramic tiled flooring.

From the Entrance Hallway a door leads into:

#### **BEDROOM 1**

12' 0" x 11' 9" (3.66m x 3.60m) UPVC double glazed window to the front elevation, radiator, coved and textured ceiling, centre light point.

#### **BEDROOM 2**

8' 9" x 8' 7" (2.68m x 2.63m) UPVC double glazed window to the side elevation, radiator, coved and a rtexted ceiling, centre light point.

#### **BEDROOM 3**

10' 2" x 10' 9" (3.10m x 3.28m) UPVC double glazed window to the rear elevation, radiator, coved and a rtexted ceiling, centre light point.

#### **FAMILY BATHROOM**

5' 8" x 6' 8" (1.75m x 2.04m) UPVC double glazed window to the rear elevation, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bath with mixer tap and glass shower screen with newly fitted electric power shower over.

#### **EXTERIOR**

Gravelled driveway providing multiple off-road parking leading to:

#### **GARAGE**

7' 11" x 15' 8" (2.42m x 4.78m) Up and over door, power and lighting, double glazed window to the side elevation, UPVC double glazed door to the side elevation leading into rear garden.

Gate d side access leading into:

#### **ENCLOSED REAR GARDEN**

Laid to lawn with patio, external lighting.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 through the villages of Weston, Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the roundabout continue on to Spalding Road and then take a right hand turning into Western Avenue where the property is located on the right hand side.

#### **AMENITIES**

The town centre is within easy walking distance and offers a range of shopping, banking, leisure, educational and commercial facilities. The larger market town of Spalding is 8 miles distant, Kings Lynn 17 miles and the city of Peterborough approximately 22 miles from the property offering a wide range of facilities.

**Ground Floor**



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Plan produced using PlanUp.

**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band 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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Viewings are to be arranged by prior appointment. We make every effort to produce a ccurate 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.

**Ref: S11377**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		