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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



30 Kensington Close, Holbeach PE12 7RF

GUIDE PRICE - £220,000 Freehold

- Semi-Detached 3 Bedroom House
- No Chain
- Multiple Off-Road Parking, Attached Garage
- Conservatory
- Gas Central Heating (Recently Replaced Boiler)

Superbly presented 3 bedroom semi-detached house situated within a pleasant walk of the popular town of Holbeach. Accommodation comprising entrance hallway, lounge, kitchen diner, cloakroom and conservatory to the ground floor; 3 bedrooms and family bathroom to the first floor. Attached single garage, extensive driveway providing multiple off-road parking, mature enclosed rear gardens. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Beneath the storm porch and through an obscure UPVC double glazed door into:

ENTRANCE HALLWAY

4' 5" x 6' 2" (1.37m x 1.89m) Coved and textured ceiling, centre light point, radiator, BT point, smoke alarm, central heating thermostat, staircase rising to first floor, door to:

KITCHEN DINER

10' 10" x 18' 3" (3.31m x 5.58m)

KITCHEN AREA

UPVC double glazed window to the front and rear elevations, obscure UPVC double glazed door to the rear elevation leading into Conservatory. Coved and textured ceiling, 2 centre light points, radiator, telephone point, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, integrated gas stainless steel Belling hob, extractor hood over, integrated eye level Belling double fan assisted oven, plumbing and space for washing machine, space for fridge and freezer.

DINING AREA

Display shelving, further base units. Door into:



CLOAKROOM

2'9" x 11' 5" (0.85m x 3.48m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Dining Area an obscure UPVC double glazed door into:

CONSERVATORY

8'8" x 14' 9" (2.66m x 4.51m) Dwarf brick wall and UPVC construction, polycarbonate roof, UPVC double glazed windows to the rear and side elevation, obscure UPVC double glazed door to the side elevation, fitted wall lights, tiled flooring.

From the Entrance Hallway a door leads into:

LOUNGE

11' 4" x 17' 7" (3.47m x 5.37m) UPVC double glazed window to the front and rear elevations, coved and textured ceiling, centre light point, 2 double wall lights, 2 radiators, TV point, telephone point, feature fireplace with wooden surround with marble insert and hearth with fitted gas coal effect fire.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING

6' 1" x 10' 2" (1.86m x 3.11m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, storage cupboard housing hot water cylinder with slatted shelving.

MASTER BEDROOM

11' 0" x 11' 6" (3.36m x 3.52m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted bedroom furniture comprising 2 double wardrobes, over head storage, 3 drawer chest and 2 bedside cabinets.

BEDROOM 2

11' 6" x 11' 6" (3.52m x 3.52m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, fitted double door wardrobe fitment with drawer unit below and further storage unit. Storage cupboard with shelving.

BEDROOM 3

8' 0" x 7' 8" (2.45m x 2.36m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

FAMILY BATHROOM

Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, shaver point, radiator, extractor fan. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted thermostatic Mira shower over.

EXTERIOR

The front garden is mainly laid to lawn with mature shrub and tree borders. Paved path way leading to the front door. Gravelled driveway providing multiple off-road parking. Side wooden gate leading into the rear garden.

SINGLE ATTACHED GARAGE

9' 2" x 17' 7" (2.81m x 5.37m) Up and over door, eaves storage, electric consumer unit board, cold water tap, fitted Worcester Energy boiler (recently refitted), wooden obscure glazed door to the side elevation.

REAR GARDEN

Patio area, garden shed, mainly laid to lawn with a wide range of mature shrubs and trees. Fenced boundaries to both side elevations.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the roundabout continuing on Spalding Road and into Holbeach. Proceed straight on at the traffic lights into the High Street. Take a left hand turning into Foxes Low Road. Take the second left into Kings Road. Follow the road down and Kensington Close is a turning on the left hand side and the property can be found on the right hand side.





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

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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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Produced: 15 February 2024

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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.
Made with Memphis CS204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		