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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 New Cottages, Hurn Bank, Holbeach Hurn PE12 8JQ

GUIDE PRICE - £197,950 Freehold

- Good Sized Accommodation
- 3 Bedrooms, 2 Reception Rooms
- Recently Refitted Kitchen
- Semi-Rural Location
- Viewing Recommended

Superbly presented, good sized, semi-detached house situated in semi-rural location with open views. Accommodation comprising entrance lobby, lounge diner, recently refitted kitchen, utility/cloakroom and 2nd reception room to the ground floor; 3 double bedrooms and family bathroom to the first floor. Gas propane central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch and through an obscure UPVC double glazed door leading into:

ENTRANCE LOBBY

2' 11" x 3' 9" (0.91m x 1.16m) Skimmed ceiling, staircase rising to first floor, solid oak door leading into:

RECEPTION ROOM 2/DINING ROOM

12' 6" x 12' 0" (3.83m x 3.68m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, tiled open fireplace, TV point, radiator.

From the Entrance Lobby an opening into:

LOUNGE DINER

12' 0" x 17' 3" (3.67m x 5.26m) UPVC double glazed window to the front and rear elevations, UPVC double glazed French doors to the rear elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point, open fireplace with tiled insert and hearth with fitted multi fuel burner and oak mantle piece. Solid oak glazed door into:



RECENTLY REFITTED KITCHEN

7' 8" x 11' 10" (2.36m x 3.63m) UPVC double glazed window to the front and side elevations, tiled flooring, radiator, fitted with a wide range of base, eye level and drawer units, larder unit, oak wood block worktop, inset one and a quarter bowl sink with mixer tap, plumbing and space for dishwasher, integrated AEG gas propane hob, integrated stainless steel fan assisted electric oven, stainless steel extractor hood over, space for fridge freezer, propane Ferroll gas boiler concealed into cupboard with Hive controls.

From the Lounge Diner door into:

INNER LOBBY

2' 11" x 10' 10" (0.90m x 3.31m) Skimmed ceiling, UPVC double glazed window to the rear elevation, under stairs storage area, fitted coat rail, solid oak glazed door into:

UTILITY ROOM/CLOAKROOM

4' 11" x 11' 9" (1.52m x 3.59m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, tiled flooring, fitted wood block worktop, square sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, recessed area which is partly tiled and fitted with a low level WC and radiator.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

6' 2" x 8' 8" (1.89m x 2.66m) Skimmed ceiling, centre light point, access to loft space (mostly boarded) with pull down ladder and lighting, radiator, solid oak door into:

MASTER BEDROOM

11' 11" x 13' 11" (3.65m x 4.25m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, recessed area with oak shelving.

BEDROOM 2

8' 3" x 15' 7" (2.53m x 4.77m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, recessed area with oak shelving.

BEDROOM 3

8' 8" x 8' 9" (2.66m x 2.68m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

4' 11" x 7' 8" (1.51m x 2.34m) Fully tiled walls, tiled floor, obscure UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, shaver point, 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 central mixer tap, shower attachment tap and fitted thermostatic rainfall shower over and fitted shower screen.

EXTERIOR

Sloped pathway entrance with wrought iron gate leading into front garden which is mainly laid to lawn with a wide range of shrub and tree borders and a gravelled patio area. External lighting. Cold water tap. Side access gate.

The rear garden is designed for ease of maintenance laid to gravel, raised water feature and external lighting. There are open field views beyond.

DIRECTIONS

From Spalding proceed along the A151 to Holbeach. Turn left on Boston Road South to the roundabout and take the third exit on to the A17 towards Kings Lynn. Take the second left hand turning by the Farm Lodge Café and follow this road until entering the village of Holbeach Hurn. Take a left hand turning into Hum Bank, follow this road for approximately half a mile and then on the bend the property is located on the right hand side.

SERVICES

Mains water and electricity. Private drainage. Gas propane central heating.





TENURE

Freehold

SERVICES

See Note

COUNCIL TAX BAND

Band A

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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Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		