

EST 1770



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6 Clough Road, Holbeach Clough PE12 8BW

£287,500 Freehold

- Semi-Rural Location
- Paddocks, Stables, Double Field Shelter
- Multiple Off Road Parking
- Separate Brick Building
- Viewing Recommended

Well presented 3 bedroom semi-detached set on a plot of approximately 0.5 acre (STS), with stables, double field shelter, ample parking and separate brick building ideal for annexe or work from home office. Accommodation comprising entrance lobby, lounge, kitchen breakfast room, bathroom, sun room, utility area, 3 bedrooms (en-suite to master).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscure UPVC double glazed door leading into:

ENTRANCE LOBBY

4' 2" x 4' 3" (1.28m x 1.32m) Staircase rising to first floor, textured ceiling, centre light point, radiator, quarry tiled flooring, door into:

LOUNGE

12' 11" x 14' 5" (3.96m x 4.40m) Coved ceiling, centre light point, radiator, feature brick open fireplace with wooden mantle and tiled hearth, TV point, telephone point, vinyl oak effect flooring, door into:

KITCHEN BREAKFAST ROOM

9' 4" x 10' 11" (2.85m x 3.35m) UPVC double glazed window to the rear elevation, wooden obscure glazed door to the rear elevation, coved ceiling, centre spotlight fitment, radiator, fitted with a range of base,



eye level and drawer units with worktops over, stainless steel sink with taps, space for fridge freezer, space for slot-in electric cooker, door into:

FAMILY BATHROOM

4' 11" x 11' 10" (1.52m x 3.62m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, part tiled walls, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, corner bath with taps and fully tiled shower enclosure with fitted Triton shower over.

From the Kitchen/Breakfast Room a wooden obscured glazed door leads into:

REAR LOBBY

11' 8" x 14' 2" (3.56m x 4.32m) Textured ceiling, inset downlighters, fitted worktop, eye level unit, plumbing and space for washing machine and dishwasher, opening into:

SUN ROOM

Polycarbonate heat resistant roof, UPVC double glazed windows to the rear and side elevation, obscured UPVC double glazed door to the side elevation, vinyl floor covering, radiator, fitted double wall lights.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

3' 1" x 7' 0" (0.96m x 2.15m) UPVC double glazed window to the side elevation, textured ceiling, centre light point, access to loft space, electric consumer unit. Door into:

MASTER BEDROOM

12' 11" x 12' 6" (3.96m x 3.82m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, storage cupboard off with slatted shelving, door into:

EN-SUITE

3' 2" x 4' 5" (0.99m x 1.37m) Skimmed ceiling, centre light point, extractor fan, part tiled walls, tiled flooring, fitted with a two piece suite comprising low level WC and wash hand basin with mixer tap.

BEDROOM 2

9' 2" x 11' 7" (2.81m x 3.54m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, fitted shelves into recess.

BEDROOM 3

7' 0" x 8' 0" (2.14m x 2.46m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.





EXTERIOR

The front has a selection of shrubs and trees, recently fitted oil storage tank, Worcester oil fired boiler. There is extensive off-road parking.

REAR GARDEN

Concrete patio area, mainly laid to lawn with shrub and tree borders, fenced boundaries to both sides and to the rear, cold water tap, lighting, access gate leading into further:

SIDE GARDEN

Children's play area.

WOODEN BUILT STABLE NO 1

11' 6" x 11' 11" (3.52m x 3.64m)

WOODEN BUILT STABLE NO. 2

12' 10" x 12' 1" (3.93m x 3.69m) Lighting.

FIELD SHELTER

A five bar farm style gate leading to:

PADDOCK

In total 0.5 of an acre (STS).

BRICK BUILT BUILDING (IDEAL FOR ANNEXE/WORK FROM HOME OFFICE)

14' 11" x 19' 6" (4.55m x 5.95m) 2 wooden glazed windows to the front elevation, wooden glazed window to the side elevation, solid wooden door to the front elevation, separate electric consumer unit board, skimmed ceiling, fitted lighting, over storage unit.

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 take the second exit straight across on to Boston Road North, follow to the 'T' junction and take a right hand turning following this road for a short distance before taking the first left hand turn into Clough Road where the property can be found.

AMENITIES

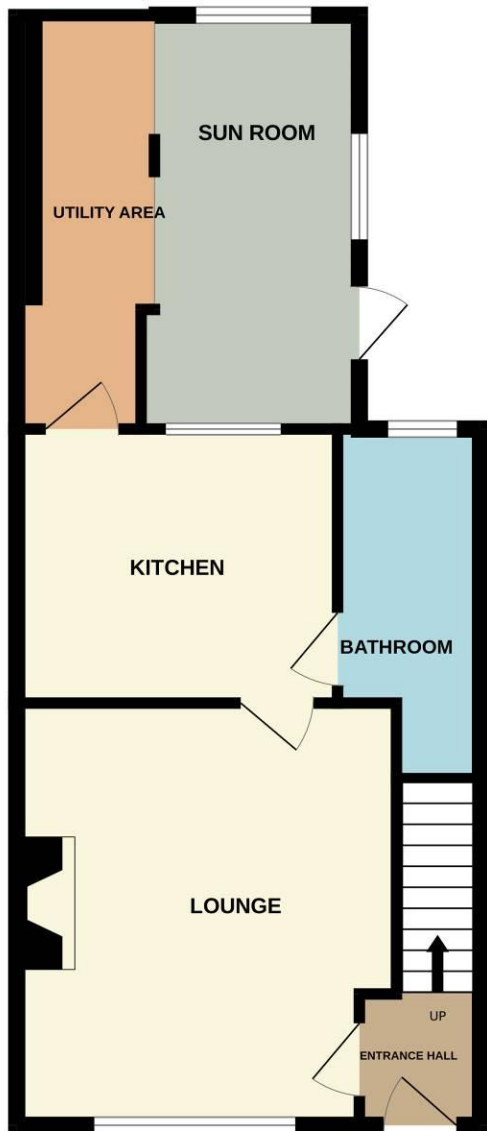
Holbeach is a popular town with a range of facilities including supermarkets, various shops, public houses/restaurants, doctors surgeries, large park etc. The larger market town of Spalding is 8 miles distant and offers a further range of facilities along with bus and railway stations. Peterborough is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



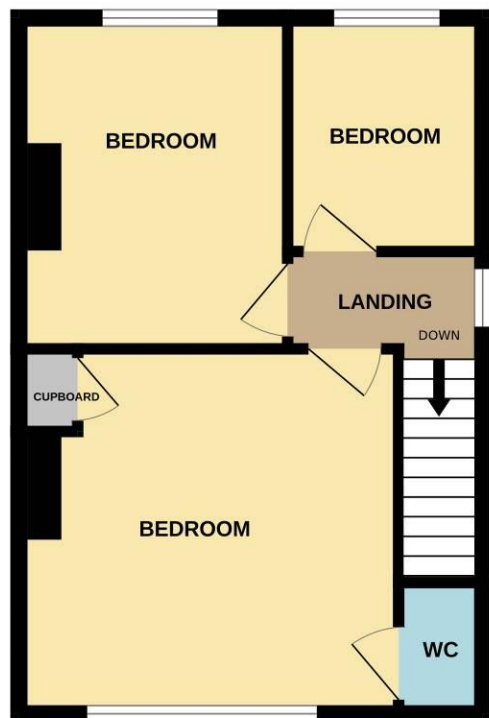
Annexe/Work From Home



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 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	58 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX

Band TBC

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: 15938

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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