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19 Strawberry Fields Drive, Holbeach St Marks PE12 8ER

GUIDE PRICE - £176,950 Freehold

- No Chain
- 2 Double Bedrooms
- Village Location
- Off-Road Parking
- Oil Central Heating

Ideal first time buy/investment property. Well presented, semi-detached property in a village location. Accommodation comprising entrance lobby, lounge, kitchen diner, cloakroom, 2 double bedrooms and bathroom. Off-road parking, gardens to the front and rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with obscure leaded UPVC double glazed door leading into:

ENTRANCE LOBBY

3' 10" x 4' 5" (1.18m x 1.36m) Skimmed and coved ceiling, inset LED lighting, laminate flooring, electric consumer unit board, door into:

LOUNGE

13' 10" x 14' 6" (4.23m x 4.44m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, double radiator, laminate flooring, TV point, staircase rising to first floor. Understairs storage area. Glazed door leading into:

KITCHEN DINER

12' 3" x 13' 10" (3.74m x 4.24m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, space for fridge



freezer, further appliance space, wall mounted HRM Wallstar oil fired boiler, integrated electric ceramic hob, integrated stainless steel electric oven, extractor hood over. Door into:

CLOAKROOM

3' 2" x 7' 3" (0.97m x 2.21m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, radiator, part tiled walls, fitted with a two piece suite comprising low level WC and wash hand basin with taps.

From the Lounge the staircase rises to:

FIRST FLOOR LANDING

6' 9" x 8' 5" (2.07m x 2.58m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, smoke alarm, access to loft space, radiator, storage cupboard off housing hot water cylinder with slatted shelving, door into:

MASTER BEDROOM

12' 0" x 13' 10" (3.66m x 4.22m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, double radiator, BT point, fitted wardrobes into recess.

BEDROOM 2

7' 4" x 11' 3" (2.26m x 3.45m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator, fitted wardrobes into recess.

BATHROOM

6' 2" x 6' 1" (1.88m x 1.86m) Obscured UPVC double glazed window to the rear elevation, fully tiled walls, extractor fan, laminate flooring, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point over, bath with mixer tap and fitted powershower over.

EXTERIOR

Front fore-garden laid to lawn with shrub borders and paved pathways. Block paved driveway to the side of the property. Side access gate, oil storage tank, wooden garden shed, paved pathways leading into:

REAR GARDEN

External lighting, cold water tap, patio and lawned area with shrub borders. Fenced boundaries to both sides and to the rear elevations.

SERVICES

Mains electricity and water. Oil central heating. Drainage is to a treatment plant (currently costing approximately £500 pa - to be confirmed by current vendor).

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach proceed into the town centre, turn left into Boston Road South to the roundabout and take the third exit right onto the A17 towards King's Lynn. Take the first turning on the left into Penny Hill and continue to the T-junction. At the T-junction turn left and then immediately right and continue on this road for approximately three quarters of a mile to the village of Holbeach Bank. Upon reaching the sign for Holbeach Bank, turn right into Middlemarsh Road. Continue on this road for approximately two miles and turn left into Lincoln Lane. Continue to the T-junction and turn right onto St Marks Road. Strawberry Fields Drive is then the next turning on the left.



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		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

See Note

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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