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17 Branches Lane, Holbeach PE12 7BE

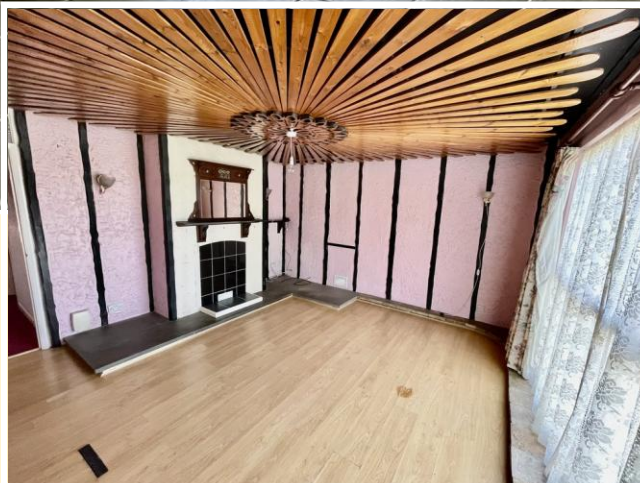
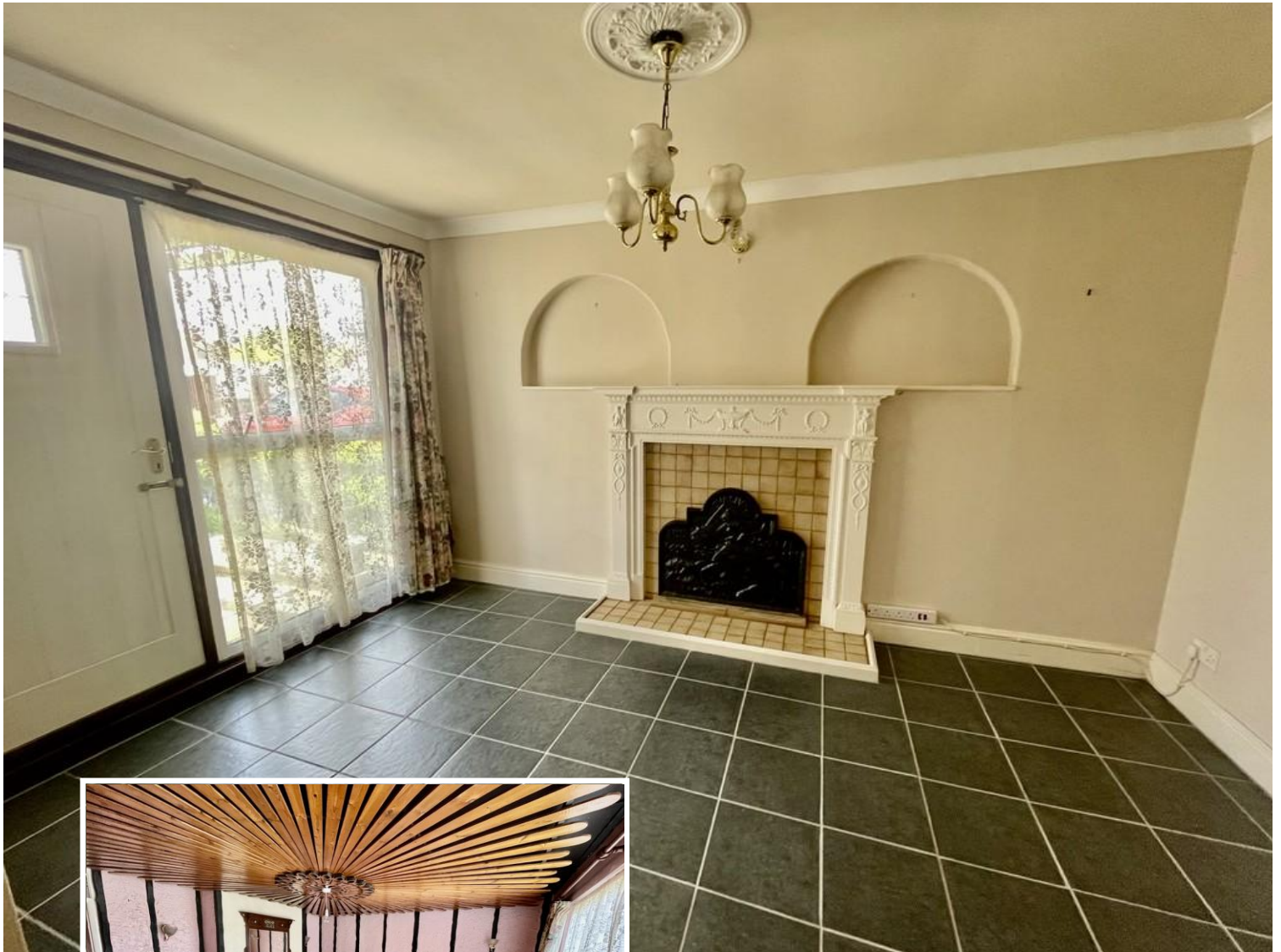
GUIDE PRICE - £155,000 Freehold

- Good Sized Plot
- 3 Bedrooms
- No Chain
- Gas Central Heating
- Non-Standard Construction

3 bedroom pre-fabricated bungalow situated in a town location. Accommodation comprising entrance lobby, lounge, 3 bedrooms (en-suite to the master), study area, kitchen, multiple off-road parking and mature gardens to the rear. No chain. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Wooden obscured leaded door with UPVC double glazed full length panel to the side leading into:

ENTRANCE LOBBY

9' 3" x 13' 9" (2.84m x 4.20m) Skimmed and coved ceiling, decorative ceiling rose, centre light point, double radiator, fitted wall light, feature fireplace with wooden surround with tiled insert and hearth. Wooden obscure glazed door into:

LOUNGE

14' 7" x 14' 2" (4.45m x 4.32m) UPVC double glazed window to the front elevation, wooden ceiling, centre light point, laminate flooring, 2 double radiators, 3 wall lights, TV point, feature mantle with mirror (fire has been blocked in but could be reinstated). Door into:

ENTRANCE HALLWAY

13' 10" x 27' 11" (4.24m x 8.53m) at widest point. Skimmed ceiling, further artexed artificial beamed ceiling, wall lights, centre light point, radiator, obscured UPVC double glazed door with matching panel to the side.



STUDY AREA

Built-in desk, spotlight fitment, storage cupboards off.

From the Entrance Hallway a door leads into:

BATHROOM

8' 11" x 10' 8" (2.73m x 3.27m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset lighting, tiled flooring, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, corner bath with telephone shower mixer tap, fully tiled shower cubicle with fitted power shower over. Storage cupboard off housing hot water cylinder.



BEDROOM 1

9' 9" x 11' 1" (2.99m x 3.39m) UPVC double glazed window to the side elevation, beamed ceiling, centre light point, radiator.

BEDROOM 2

8' 9" x 11' 8" (2.69m x 3.57m) UPVC double glazed window to the side elevation, textured ceiling, double wall light, radiator, wash hand basin with taps fitted into vanity unit with storage below.

KITCHEN

12' 3" x 11' 3" (3.74m x 3.43m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, wooden beamed ceiling, centre light point, tiled flooring, radiator, fitted with a wide range of base and drawer units, inset one and a quarter bowl sink, glass display cabinet, plumbing and space for washing machine, space for electric cooker, extractor fan, space for fridge freezer.



From the Entrance Hallway an obscure glazed door leads into:

MASTER BEDROOM

11' 3" x 19' 0" (3.43m x 5.81m) 2 UPVC double glazed windows to the side elevation, coved and textured ceiling, centre light point, 2 radiators, double wall lights, fitted wardrobes with shelving. Obscure glazed door leading into:

EN-SUITE

3' 0" x 8' 5" (0.92m x 2.59m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, wall lights, tiled flooring, part tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and mirror and shaver point over, fully tiled shower cubicle with fitted Triton power shower over.



EXTERIOR

The front garden is laid to lawn with paved pathways and mature shrubs and trees. Raised patio area with pergola and leading to the front door.

The tarmac driveway is to the side of the property providing multiple off-road parking with lighting. Five bar gate leading to further extensive gravelled area providing further parking. Patio area.

LEAN-TO WOODEN CONSTRUCTION

8' 5" x 11' 0" (2.58m x 3.37m) Ideal summerhouse, wooden construction with polycarbonate roof, wooden glazed windows to both sides and to the rear elevation, solid wood plank flooring, power sockets.



CONCRETE SECTIONAL GARAGE with Power and lighting.

WOODEN GARDEN

WOODEN WORKSHOP

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach Follow the High Street into Fleet Street and then Fleet Road and Branches Lane is the first turning on the right after Fleet Road Garage.

GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

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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