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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Park Road, Holbeach PE12 7EE

£290,000 Freehold

- 3 Bedroom Bungalow
- Generous Gardens
- Double Garage
- No Chain
- Viewing Recommended

Traditional detached bungalow in pleasant non-estate location close to Holbeach town centre. Entrance hall, lounge, kitchen, breakfast room, cloakroom, utility room, 3 bedrooms and bathroom. Detached double garage, generous sized established gardens. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Glazed door to:

ENTRANCE PORCH

Leading to:

ENTRANCE HALL

20' 9" x 5' 6" (6.34m x 1.7m) maximum Radiator, telephone point, ceiling light, Airing Cupboard housing hot water cylinder with immersion heater and slatted shelving.

LOUNGE

15' 11" x 11' 11" (4.87m x 3.64m) Open fireplace with tiled surround and hearth, French doors to the side garden, telephone point, 2 radiators, TV point, window seat, dual aspect.

KITCHEN

13' 3" x 10' 4" (4.04m x 3.15m) maximum Range of light oak fronted units comprising base cupboards and drawers, eye level wall cupboards, inset one and a half bowl sink unit with mixer tap, worktops, tiled splashbacks, water softener, space for electric cooker with extractor hood above, radiator, electric cooker point, Baxi wall mounted gas fired central heating boiler,



recessed built-in store cupboard, access to:

BREAKFAST ROOM

9' 0" x 6' 0" (2.76m x 1.83m) Radiator, dual aspect windows.

REAR ENTRANCE HALL

9' 1" x 5' 5" (2.77m x 1.66m) Ceiling light, part glazed door with side panel opening on to the gardens.

CLOAKROOM

6' 0" x 4' 11" (1.85m x 1.52m) Pedestal wash hand basin, low level WC.

UTILITY ROOM

5' 11" x 5' 2" (1.82m x 1.60m) Plumbing and space for washing machine, eye level wall cupboard.

Also from the main Reception Hall doors are arranged off to:

BEDROOM 1

11' 11" x 9' 11" (3.64m x 3.03m) Telephone point, radiator, ceiling light.

BEDROOM 2

10' 11" x 9' 11" (3.35m x 3.03m) Telephone point, radiator, ceiling light, TV point.

BEDROOM 3

11' 11" x 8' 11" (3.64m x 2.73m) Radiator, ceiling light, TV point.

BATHROOM

Three piece suite comprising 'P' shaped bath with hot and cold taps and shower over, low level WC and wash hand basin.

EXTERIOR

Gated access to the concrete driveway leading to:

DETACHED DOUBLE GARAGE

GARAGE NO. 1

18' 9" x 8' 10" (5.74m x 2.71m) Up and over door, shelving, concrete floor, fluorescent strip light.

GARAGE NO. 2

18' 9" x 8' 5" (5.74m x 2.58m) Up and over door, concrete floor, strip light, personnel door to the side garden.

FUEL STORE

Brick construction with a concrete base.

GARDEN SHED

Timber and galvanised iron construction with concrete base.

THE GARDENS

Situated to the front, side and rear, well established with lawns, stocked borders and flanked by beautiful borrowed landscapes with trees to the front and rear.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, continue straight into the town up to the traffic lights and take the second turning into Park Road where upon the property is situated on the right hand side opposite the park and immediately before the cemetery.

AMENITIES

The property is within easy walking distance of Holbeach town centre offering primary and secondary schools, shopping and leisure facilities, doctors surgeries etc. Easy access to the larger towns of Spalding and Kings Lynn and the city of Peterborough.



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		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

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: S11456

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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