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## 51 Park Lane, Holbeach PE12 7AW

### **£450,000 Freehold**

- NO Chain
- Annexe Potential
- Executive 4/5 Bedroomed Bungalow
- Double Garage, Ample Parking
- Viewing Recommended

Superb opportunity to acquire a executive detached bungalow situated in a prime location of the popular town of Holbeach. Accommodation comprising entrance hallway, lounge, dining room, kitchen/diner, study, 4/5 bedrooms, shower room. There is ANNEXE POTENTIAL. 2 driveways, double garage, workshop and beautifully presented gardens. UPVC double glazed windows, doors, fascias and guttering. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMOATION**

Obscured composite door leading into:

#### **ENTRANCE HALLWAY**

11' 1" at widest point x 16' 11" (3.40m at widest point x 5.18m) Coved and textured ceiling, 3 fitted double wall lights, central heating thermostat, electric consumer unit board, double radiator.

#### **INNER HALLWAY**

Coved and textured ceiling, centre light point, smoke alarm, radiator.

#### **DINING ROOM**

12' 2" x 12' 5" (3.72m x 3.81m) UPVC double glazed bay window to the front elevation, skimmed and coved



ceiling, centre light point, double radiator, central heating thermostat, double obscure doors into Study Area and square arch into:

#### LOUNGE

13' 2" x 12' 11" (4.03m x 3.95m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, 2 double wall lights, double radiator, TV point, feature marble fireplace with marble insert and hearth with fitted electric coal effect fire.

#### STUDY AREA

6' 11" x 9' 3" (2.11m x 2.84m) Coved and textured ceiling, centre light point, solid oak flooring, Study Area leads into:

#### FURTHER HALLWAY

3' 8" x 12' 4" (1.12m x 3.76m) Coved and textured ceiling, centre light point, smoke alarm, radiator, storage cupboard off with hanging rail and shelving.

#### SHOWER ROOM

6' 7" x 12' 0" (2.03m x 3.66m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and mirror over, walk-in shower cubicle with fitted rainfall shower and further shower attachment tap. Fitted storage cupboards.

#### KITCHEN DINER

10' 2" x 20' 5" (3.12m x 6.23m) UPVC double glazed window to the side and rear elevations, UPVC double glazed sliding patio doors to the side elevation, double radiator, skimmed and coved ceiling, inset LED lighting, recently fitted with a wide range of base, eye level, larder and drawer units, Rangemaster electric cooker with ceramic hob and electric oven, stainless steel extractor hood over, integrated dishwasher, integrated larder fridge, inset one and a quarter bowl stainless steel sink with mixer tap, centre light point to Dining area.

#### UTILITY ROOM

9' 3" x 10' 4" (2.82m x 3.16m) UPVC double glazed window to the side elevation leading into Conservatory, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation leading into Conservatory, skimmed and coved ceiling, centre light point, tiled flooring, wall mounted Glow Worm gas boiler. Recently fitted with a wide range of base, eye level and larder units, integrated full length freezer, plumbing and space for washing machine, space for tumble dryer.

#### CONSERVATORY

9' 9" x 16' 2" (2.99m x 4.94m) Dwarf brick wall and UPVC construction with UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, vaulted glass ceiling with centre light point, inset downlighters, tiled flooring, fitted range of base units with





worktops over, double radiator, power points.

From the Entrance Hallway a door leads into:

**MASTER BEDROOM**

12' 5" x 13' 9" (3.81m x 4.21m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, laminate flooring, dimmer switch control.

**BEDROOM 2**

11' 11" x 13' 0" (3.65m x 3.97m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, 2 double wardrobes with hanging rail and shelving.

**BEDROOM 3**

9' 3" x 12' 0" (2.82m x 3.68m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

From the Hallway via a UPVC obscure glazed door leading into:

**ANNEXE HALLWAY**

4' 3" x 7' 11" (1.30m x 2.43m) Porthole leaded glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, door into:

**BEDROOM 4**

7' 4" x 11' 2" (2.24m x 3.42m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

**BEDROOM 5/LOUNGE**

11' 1" x 11' 11" (3.38m x 3.65m) UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, double radiator, laminate flooring.

**EXTERIOR**

Two entrances with wrought iron gated access to both on to gravelled driveways. with dwarf brick wall to the front boundary. The front garden is laid to lawn with a wide range of mature shrub and tree borders. Fenced boundaries to both sides and to the rear elevations. Cold water tap, extensive lighting.

The driveway to the left leads down the side of the property to:

**DOUBLE GARAGE**

18' 0" x 18' 6" (5.49m x 5.64m) Brick construction with 2





electric roller doors to the front elevation, strip light, various power points, work bench to the rear, separate electric consumer unit.

#### **WORKSHOP**

Access via the Garage.

The gardens to the rear are beautifully presented mainly laid to lawn with a wide range of shrub and tree borders and raised borders with archway, extensive patio area to the rear. Wooden garden shed.

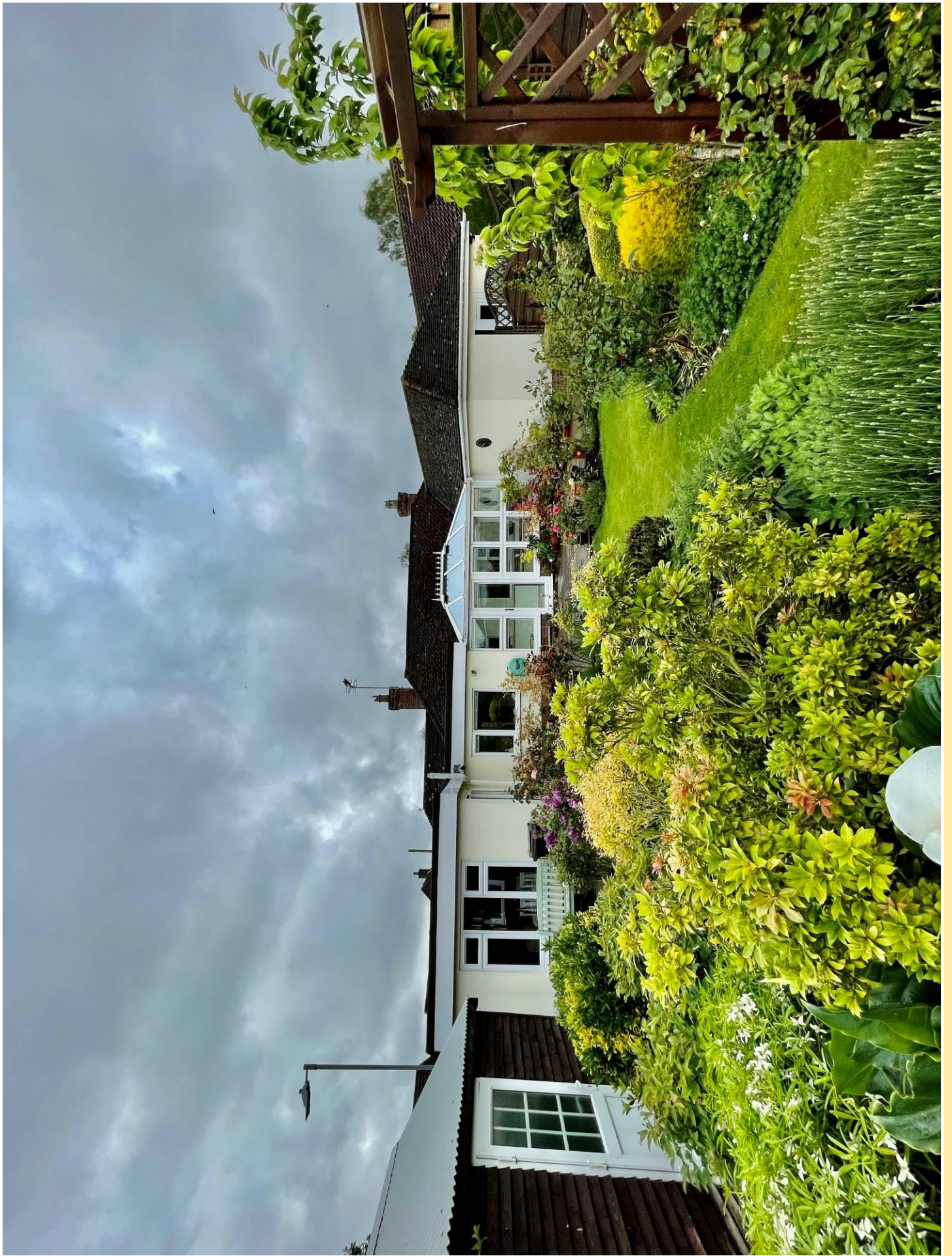
#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights take the second left into Park Road, follow the road down and then take a right hand turning into Park Lane. The property is on the left hand side.

#### **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.





Awaiting floorplan

Awaiting EPC

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND**

**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: S11466**

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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