

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



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

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



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.

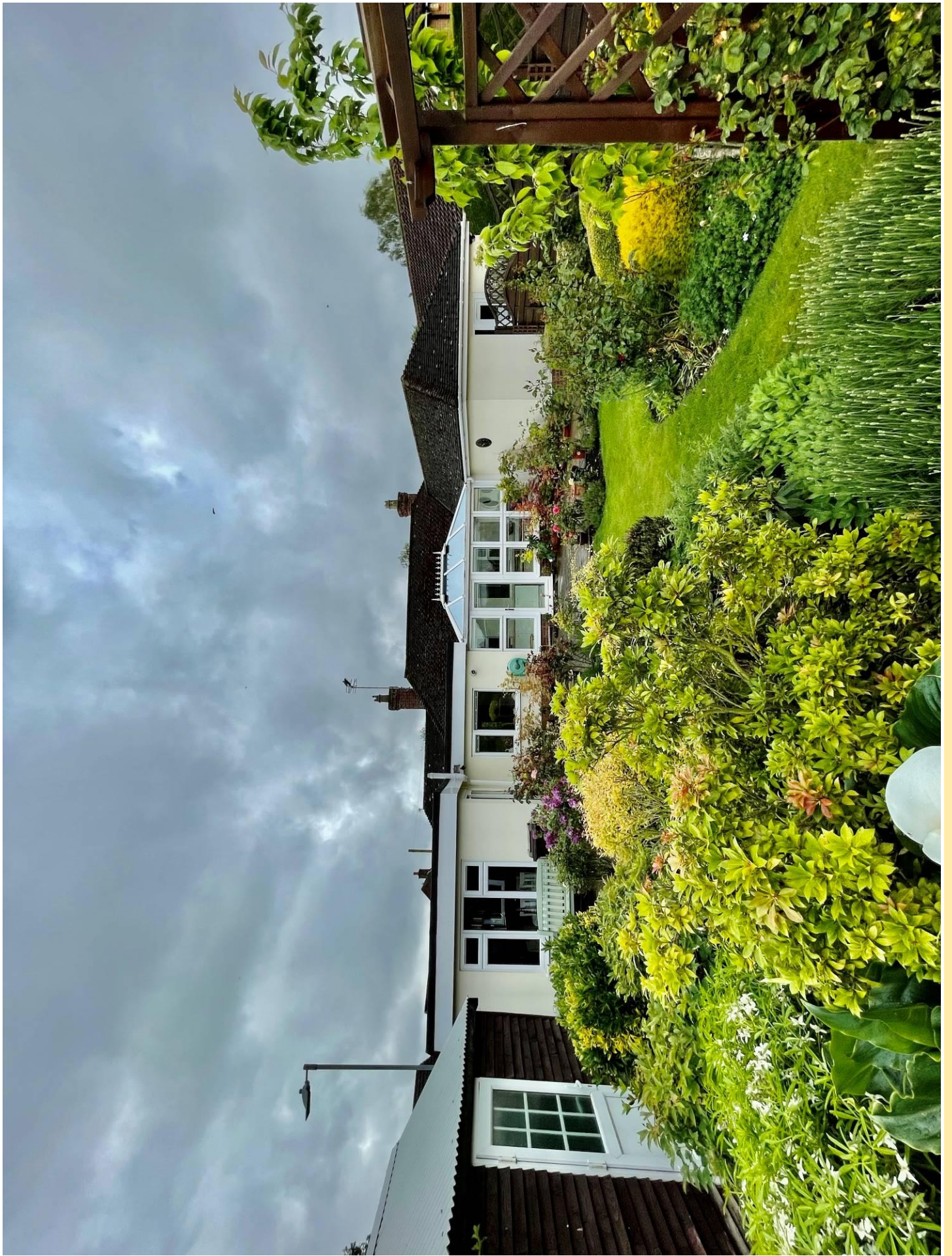
DIRECTIONS

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.





GROUND FLOOR
1808 sq.ft. (167.9 sq.m.) approx.



TOTAL FLOOR AREA: 1808 sq.ft. (167.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of levels, heights, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not been tested and not guaranteed as to their operability or efficiency or otherwise.
Made with Autoplan 02022 111 111

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		