

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



29 Cavell Way, Fleet, Holbeach, PE12 8PN

Guide Price £425,000 Freehold

- 4 BEDROOMS
- MODERN WELL EQUIPED KITCHEN
- OPEN PLAN LIVING
- DOUBLE GARAGE
- FIELD VIEWS
- SOLAR PANELS (OWNED OUTRIGHT)

Superbly presented Chalet Style property with accommodation comprising grand entrance hallway, lounge, open plan kitchen diner, utility room, cloakroom, master bedroom 1 with en-suite and bedroom 2 to the ground floor; 2 bedrooms and family bathroom to the first floor. Double garage, off road parking, electric charging point for cars. Gas central heating with under floor heating to the ground floor. There are open views to the rear and to the side elevations. Internal viewing is essential to appreciate this property.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with lantern lighting, electric consumer board for the electric car point, composite door with full length obscured glazed panel to the side elevation leading into:

ENTRANCE HALL

UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, smoke alarm, Karndean flooring with under floor heating, understairs storage cupboard with lighting, control panel for the heating and electric consumer unit board, solid oak door into:

CLOAKROOM

Skimmed ceiling, centre light point, extractor fan, part tiled walls, Karndean flooring, fitted with a two-piece suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit with storage below.



From the Entrance Hallway a solid oak door leads into:

MASTER BEDROOM

15' 4" x 12' 0" (4.67 x 3.66m)

UPVC double glazed window to the front elevation with fitted wooden shutters, under floor heating controls, TV point, 2 fitted single wardrobes and 2 bedside chests, solid oak door into:

EN-SUITE SHOWER ROOM

12' 0" x 5' 9" (3.66 x 1.75m)

Obscured UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, extractor fan, stainless steel heated towel rail, fully tiled walls and tiled flooring, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, fully tiled shower cubicle with fitted thermostatic shower over, bath with mixer tap.

From the Entrance Hallway a solid oak door leads into:

BEDROOM 2

11' 8" x 9' 11" (3.55 x 3.01m)

UPVC double glazed window to the front elevation with fitted wooden shutters, skimmed ceiling, centre light point, under floor heating controls, Karndean flooring.

From the Entrance Hallway double solid oak doors leading into:

OPEN PLAN LOUNGE/DINING/KITCHEN

39' 8" x 19' 10" (12.1 x 6.04m)

LOUNGE AREA

UPVC double glazed sliding bi-fold doors to the rear elevation, UPVC double glazed window to the side elevation, 2 centre light points, TV point, telephone point, Karndean flooring, dimmer switch control, underfloor heating controls.

DINING AREA

Skimmed ceiling, centre light point, UPVC double glazed sliding bi-fold doors to the rear elevation.

KITCHEN AREA

UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, built-in breakfast bar, fitted with a wide range of base, eye level and drawer units with work surfaces over, under cabinet lighting, inset one and a quarter bowl stainless steel sink with mixer tap, fitted water softener, integrated Bosch dishwasher, integrated Bosch fridge freezer, 2 Bosch stainless steel fan assisted ovens, integrated Bosch induction ceramic hob with extractor hood over, built-in Candy wine cooler. Solid oak door into:

UTILITY ROOM

7' 10" x 7' 11" (2.4m x 2.42m)

Obscured UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, Carbon Monoxide alarm, extractor fan, Karndean flooring, underfloor heating controls, fitted with base units and a tall boy unit, cupboard housing wall mounted gas Atec boiler, worktop with inset stainless steel sink with mixer tap, plumbing and space for washing machine, space for tumble dryer.



From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

Skimmed ceiling, centre light point, smoke alarm, access to loft space, double radiator, door to WALK-IN WARDROBE with hanging rail and shelving. Solid oak door into:

BEDROOM 3

17' 8" x 15' 5" (5.38m x 4.71m)

UPVC double glazed window to the front elevation, 2 UPVC double glazed Velux windows, 2 radiators, 3 double wardrobes, 2 chests, 2 bedside cabinets, TV point.

BEDROOM 4

17' 8" x 11' 9" (5.38m x 3.58m)

UPVC double glazed window to the front elevation with fitted wooden shutters, fitted Velux double glazed window to the rear elevation, skimmed ceiling, centre light point, 2 radiators.

FAMILY BATHROOM

UPVC double glazed Velux window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, tiled flooring, fully tiled walls, stainless steel heated towel rail, shaver point, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap and vanity storage unit below, shaver point, bath with mixer tap, fully tiled shower enclosure with fitted Triton power shower over.

EXTERIOR

Extensive block paved driveway providing multiple off-road parking for vehicles. Wooden side access gate leading into rear garden. Lantern lighting, cold water tap, electric charger point. The front garden is mainly laid to lawn with a wide range of mature shrub and tree borders and leads down to the side of the property. Flagstone tiled pathways leading to the open porch.

REAR GARDEN

Extensive flagstone patio area with pathways, extensive lighting, cold water tap, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, field views to the side and to the rear elevations. 2 External power sockets, further gravelled seating area, bin storage area.

To the side of the property is:

BRICK BUILT DETACHED GARAGE

18' 3" x 19' 6" (5.57m x 5.96m) Electric up and over door to the front elevation, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, separate electric consumer unit board, power and lighting, fitted work bench to the rear of the Garage and shelving.

SOLAR PANELS ON THE REAR FACING ROOF

12 X 370 WATTS Solar panels owned outright by the vendors which provide a cost saving benefit. Producing 4.4 KW Per Hour and also 7.8 KW Battery Storage.

MASTER BEDROOM



MASTER BEDROOM Ensuite



BEDROOM 2



CLOAKROOM



BEDROOM 3



BEDROOM 3



FAMILY BATHROOM
WITH BATH & SHOWER



FAMILY BATHROOM
WITH BATH & SHOWER



BEDROOM 4



BEDROOM 4



WITH SOLAR PANELS
OWNED OUTRIGHT





TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND - D

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: S11481 (11 JUNE 2024)

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.com
 www.longstaff.com

EPC RATING

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.