



SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Windsor Avenue, Holbeach PE12 7AN

• 3 Double Bedrooms

- Shower Room/Wet Room
- Open Plan Kitchen Dining Room
- No Chain
- Ample Parking

£220,000 Freehold

3 bedroom semi-detached bungalow situated in a popular location of Holbeach, close to all local amenities. Accommodation comprising entrance hallway, 3 double bedrooms, shower room/wet room, open plan kitchen/dining room, utility room and lounge. Enclosed rear gardens, multiple off-road parking. 16 Solar Panels (owned by vendor) No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406





OPEN PORCH

UPVC double glazed door with glazed panels leading into:

ENTRANCE HALLWAY

6' 8" x 17' 3" (2.05m x 5.28m) Ski mmed ceiling, 3 wall lights, radiator, laminate flooring, Hives system for central heating, storage cupboard off housing electric consumer unit board, access to loft space (partly boarded), door into:

BEDROOM 1

13' 5" x 12' 11" (4.09m x 3.96m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, fitted fumiture with 2 wardrobes and overhead storage unit and built-in bedside cabinets.

BEDROOM 2

11' 10" x 12' 11" ($3.61m \times 3.94m$) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.











BEDROOM 3

8' 9" x 11' 6" $(2.69 \, \text{m x} \, 3.52 \, \text{m})$ UPVC double glazed window to the rear elevation, skimmed and coved ceiling, decorative ceiling rose, centre light point, radiator, wall shelving, storage into recess with slatted shelving.

SHOWER ROOM

6' 9" x 12' 9" (2.06m x 3.91m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, radiator, fitted storage units, extractor fan, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, fitted shower endosure with fitted the mostatic shower.

From the Entrance Hallway a part glazed door leads into:

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA

13' 1" x 21' 10" (4.01m x 6.67m) Obscured UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre strip light, tiled flooring, storage cupboard/larder off with shelving, fitted with a wide range of base, eye level and display units, work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, integrated Beko 5 ring gas hob, stainless steel splashbacks, stainless steel canopy extractor hood over, integrated Indesit double fan assisted eye level oven.

DINING AREA

UPVC double glazed bi-fold doors to the rear elevation, textured ceiling, wall light, radiator, part glazed door into:

UTILITY ROOM

5' 3" x 7' 2" (1.61m x 2.19m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, base and eye level units with worktop over, plumbing and space for washing machine, space for tumble dryer, fitted boot cupboard.

From the Dining Area double doors lead into:

LOUNGE

11' 8" x 15' 1" (3.57m x 4.62m) UPVC double glazed window to the front and rear elevations, textured ceiling, double radiator, TV point, 2 double wall lights.

EXTERIOR

Gravelled drive way providing multiple parking for vehicles with raised borders and mature shrubs and trees.

There is a further gravelled area to the side of the property leading to an Open Porch.

REAR GARDEN

Raised patio area with brick wall, external lighting, wooden garden shed, gravelled area, cold water tap, water butt, mainly laid to lawn with a range of mature shrubs and trees, glasshouse, metal workshop.

DIRECTIONS

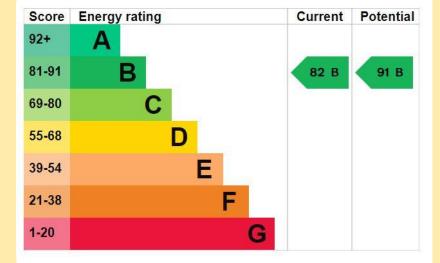
From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach Follow the High Street into Fleet Street, take a left hand turning into North Parade and then a right hand turning into Windsor Avenue.

AMENITIES

Local supermarkets, other shops and the town centre all within easy walking distance. Holbeach has a variety of facilities and further facilities are available at the nearby towns of Spalding, Boston, King's Lynn and the City of Peterborough.



Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, comm and any other items are approximate and no responsibility is liken for any emorisession or mis-statement. This joins to the flustrative purposes only and abould be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operability or efficiency can be just.



TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND A

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 dients 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 dient(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: S11532

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

CONTACT

PE11 1BS

T: 01775 766766 E: s palding@longs taff.com www.longs taff.com









