

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Farmers Gate, Holbeach PE12 7NT

£295,000 Freehold

- 3 Bedrooms
- Good Sized Front and Rear Gardens
- Bathroom and Kitchen Diner
- Utility Room and Cloakroom
- No Chain

Superbly presented 3 bedroom detached bungalow with lounge, kitchen diner, utility, cloakroom and bathroom. Set on a generous plot in a prime location with off-road parking and single garage. No onward chain. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch and leading through an obscured leaded UPVC double glazed with matching full length UPVC glazed panel door into:

ENTRANCE HALLWAY

10' 5" x 12' 2" (3.20m x 3.73m) L shaped, coved and textured ceiling, 2 centre light points, access to loft space, smoke alarm, radiator, BT point, storage cupboard housing hot water cylinder and slatted shelving. Door into:

LOUNGE

12' 0" x 18' 0" (3.66m x 5.5m) Coved and textured ceiling, 2 centre light points, double radiator, TV point, feature fireplace with wooden surround, tiled insert and hearth with fitted coal effect electric fire.

KITCHEN DINER

11' 6" x 10' 11" (3.51m x 3.35m) UPVC double glazed window to the rear elevation, coved and textured ceiling, inset LED lighting, smoke alarm, radiator, vinyl plank effect flooring, fitted with a wide range of base and drawer units, work surfaces over, splashbacks, integrated Cook & Lewis ceramic hob, integrated stainless steel electric oven, inset one and a quarter bowl stainless steel sink with mixer tap, space for dishwasher,



door into:

PANTRY

3' 6" x 4' 4" (1.08m x 1.34m) Textured ceiling, centre light point, extractor fan, vinyl plank flooring, fitted shelving.

From the Kitchen Diner a door leads into:

UTILITY ROOM

7' 5" x 7' 9" (2.28m x 2.38m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, vinyl plank flooring, space for fridge freezer and further appliances, plumbing and space for washing machine, wall mounted Worcester Bosch boiler, central heating controls. Door into:



OUTER HALLWAY

3' 6" x 5' 8" (1.07m x 1.74m) Coved and textured ceiling, centre light point, obscured UPVC double glazed door to the side elevation, single radiator, vinyl plank flooring, door into:

CLOAKROOM

3' 8" x 5' 0" (1.12m x 1.54m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, vinyl plank flooring, fitted with a two piece suite comprising low level WC and wash hand basin fitted into vanity unit with storage below.

From the Entrance Hallway door leads into:



FAMILY BATHROOM

6' 7" x 7' 10" (2.01m x 2.40m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, shaver point, vinyl plank flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, bath with shower screen, mixer tap and fitted Triton power shower over.

MASTER BEDROOM

12' 5" x 12' 2" (3.79m x 3.73m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 2

12' 5" x 11' 5" (3.79m x 3.50m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 3

8' 7" x 7' 6" (2.63m x 2.29m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.



EXTERIOR

To the front of the property there is an extensive lawned area with shrub and tree borders. To the side there is a driveway providing off-road parking for vehicles leading to Garage.

INTEGRAL GARAGE

8' 1" x 17' 1" (2.47m x 5.23m) Up and over door, skimmed ceiling, centre strip light, power points, electric consumer unit board.

REAR GARDEN

Side pathway with gated access, cold water tap, extensive well stocked mature gardens to the rear which are mainly laid to lawn with a wide range of mature shrubs and trees.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 through the villages of Moulton and Whaplode and on to Holbeach. When reaching Spalding Road go straight over the mini roundabout, proceed along and then take a right hand turning into Netherfield and Farmers Gate is a turning on the left hand side.



Farmers Gate, Holbeach, Spalding, PE12

Approximate Area = 1104 sq ft / 102.5 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ncbcom 2020. Produced for Pygott & Crane. REF: 601176

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: S11610

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		