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19 Huntingdon Close, Holbeach PE12 7QZ

£249,995 Freehold

- 3 Bedroom Semi-Detached House
- Master Bedroom with En-Suite
- Conservatory
- 2 Garages
- Viewing Recommended

Superbly presented 3 bedroom semi-detached property with spacious accommodation comprising entrance lobby, lounge, conservatory, kitchen diner, master bedroom with en-suite, 2 further bedrooms and family bathroom. Mature gardens to the side and to the rear with 2 garages. Must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

To the side elevation with external lighting, an obscure leaded UPVC double glazed door with matching full length glazed obscured UPVC panel to the side leading into:

ENTRANCE LOBBY

4' 8" x 8' 11" (1.44m x 2.73m) Coved and textured ceiling, centre light point, smoke alarm, telephone point, double radiator, coat rail, vinyl plank flooring.

KITCHEN DINER

9' 1" x 15' 2" (2.78m x 4.64m) UPVC double glazed bay window to the front elevation, skimmed and



coved ceiling, inset LED lighting, 2 centre light fittings to the Dining area, vinyl plank flooring, radiator, recently fitted kitchen with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset sink with mixer tap, integrated Smeg dishwasher, plumbing and space for washing machine, integrated Neff gas hob with stainless steel canopy extractor hood over, integrated stainless steel fan assisted electric oven, integrated wine cooler, integrated combination stainless steel microwave, under cabinet lighting, BT point, TV point.

From the Entrance Lobby a door leads into:

LOUNGE

11' 8" x 18' 7" (3.58m x 5.67m) UPVC double glazed window to the rear elevation, UPVC double glazed sliding patio doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light points, 2 fitted wall lights, TV point, double radiator, single radiator, sockets with USB point.

EDWARDIAN STYLE CONSERVATORY

8' 7" x 11' 4" (2.63m x 3.47m) UPVC construction with UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the side elevation, heated resistant polycarbonate roof with central fan light, TV point, tiled flooring, fitted electric wall heater.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

9' 8" x 7' 2" (2.95m x 2.20m) Coved and textured ceiling, centre light point, access to part boarded loft space with pull down ladder, lighting. Storage Cupboard housing hot water cylinder (recently refitted). Door into:

MASTER BEDROOM

10' 11" x 12' 0" (3.35m x 3.68m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, freestanding wardrobes (6 x double wardrobes), door into:

EN-SUITE

4' 1" x 5' 10" (1.25m x 1.78m) Coved and textured ceiling, inset LED lighting, extractor fan, fully tiled walls, vinyl floor covering, 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 wall mirror over, fully tiled shower cubicle with fitted Mira thermostatic shower over.



BEDROOM 2

11' 1" x 14' 0" (3.38m x 4.28m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, 2 freestanding double wardrobes with hanging rail and shelving.

BEDROOM 3

8' 3" x 10' 9" (2.52m x 3.28m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BATHROOM

7' 3" x 8' 5" (2.21m x 2.59m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with illuminated mirror and shaver point over, bath with taps and shower screen with fitted Mira power shower over.

EXTERIOR

Gravelled driveway with turning bay, paved pathways.

INTEGRAL GARAGE

7' 5" x 18' 2" (2.27m x 5.54m) With electric garage door, textured ceiling, strip lighting, work bench, shelving.

To the side there is a:

TIMBER CLAD GARAGE

7' 7" x 15' 10" (2.33m x 4.85m) Fully insulated with electric door, power points.

The side garden has a patio, is laid to lawn with gravelled and seating areas. Wooden garden shed 10' x 8', external hot and cold water taps, electric socket. Paved pathways all the way around leading into the:

REAR GARDEN

Further block paved patio area, gravelled seating area, fenced boundaries to both sides and to the rear elevations.





DIRECTIONS

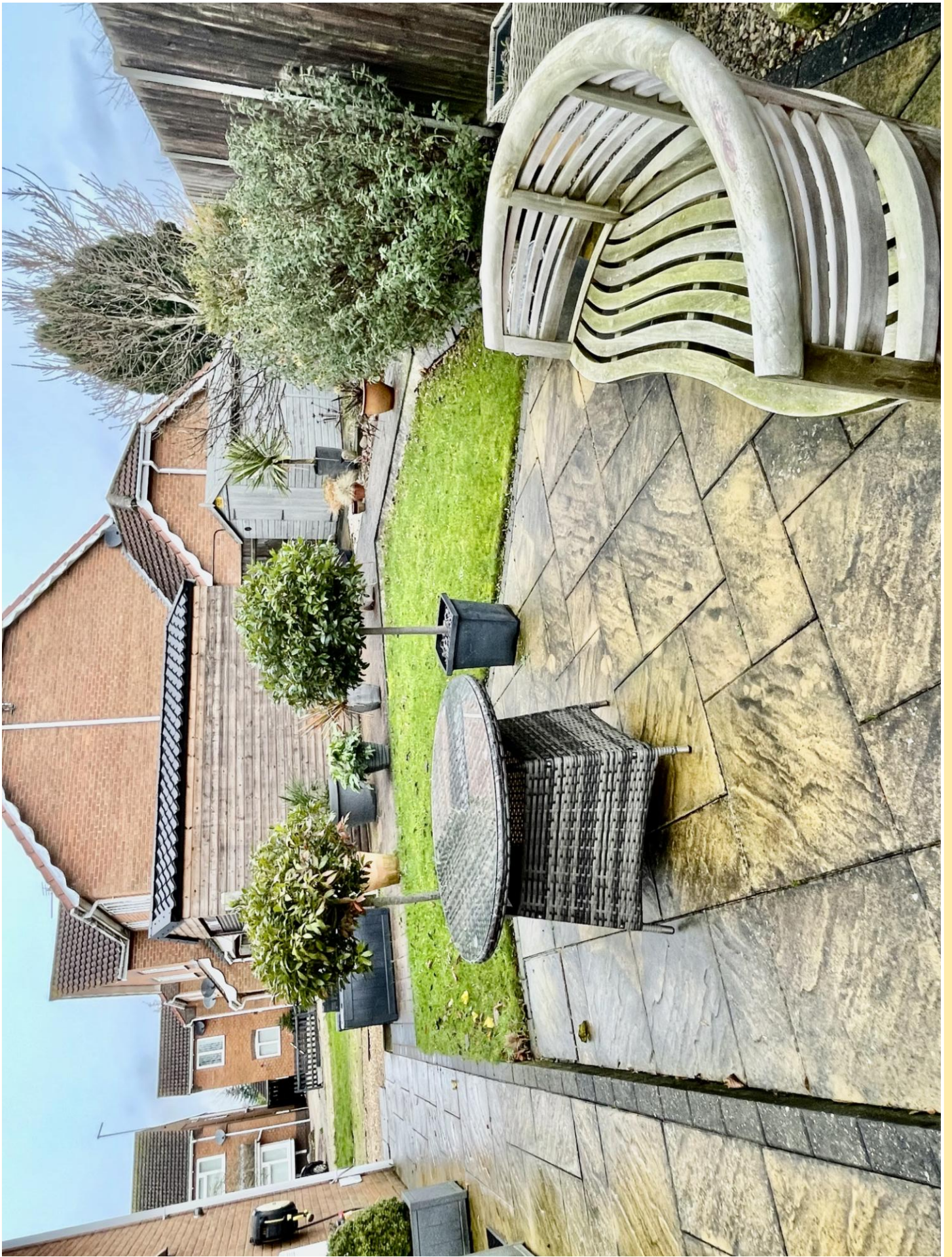
From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights take the second left into Park Road, follow the road down and then take a right hand turning into Park Lane, take the second left hand turning into Battlefields Lane and the the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

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

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date.
Issue with reference 10221

TENURE Freehold**SERVICES** All Mains**COUNCIL TAX BAND** B**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: S11635

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		