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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3a Gamekeeper Close, Holbeach PE12 8QG

£335,000 Freehold

- Superbly Presented
- Four Double Bedrooms
- Master with Ensuite
- Enclosed Rear Gardens
- Close to Town Centre

Superbly presented detached residence situated on the edge of Holbeach town with accommodation comprising of entrance hallway, lounge, kitchen/diner, utility room, cloakroom, first floor galleried landing, four double bedrooms, master being ensuite, family bathroom, enclosed rear gardens, single garage, must view to appreciate.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Storm porch leading to composite obscured double-glazed door to the front elevation leading into:

MAIN ENTRANCE HALLWAY

6' 11" x 17' 11" (2.11m x 5.47m)

Skimmed ceiling with 2 x centre light points, smoke alarm, single radiator, tiled flooring, stairs leading off to the first-floor galleried landing. Hives system for gas central heating. Solid oak door off leading into:

CLOAKROOM

3' 1" x 5' 8" (0.94m x 1.73m)

Skimmed ceiling with centre light point, extractor fan, part tiled walls, tiled flooring, single radiator, fitted with a two-piece suite comprising of low-level WC, wash hand basin with mixer tap.



KITCHEN/DINER

14' 10" x 19' 1" (4.54m x 5.84m)

With UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, centre light point to dining area, 2 x single radiators, TV point, tiled flooring, fitted with a wide range of base, eye level and tall boy units with preparation surfaces over splash backs with inset one and a quarter bowl sink with mixer tap, integrated Bosch dishwasher, integrated Bosch fridge/freezer, integrated stainless steel Bosch combination oven, integrated Bosch stainless steel fan assisted oven, central island with further drawer and base units with surfaces over, with build in Bosch induction five plate hob with stainless steel canopy extractor hood over with glass lid, fitted stainless steel wine cooler/fridge. Solid oak glazed door off leading into:

UTILITY ROOM

5' 4" x 10' 6" (1.64m x 3.22m)

With UPVC double glazed window to the rear elevation, composite double glazed door to the rear elevation, skimmed ceiling with inset LED lighting, extractor fan, coordinating tiled plank flooring from kitchen, single radiator, fitted with matching coordinating from the kitchen, base and eye level units with preparation surfaces over splash backs with inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, space for tumble dryer. Via solid oak door off to Garage.

LOUNGE

11' 7" x 15' 1" (3.54m x 4.60m)

With UPVC double glazed window to the front elevation, skimmed ceiling with 2 x centre light points, double radiator, TV point, telephone point.

FIRST FLOOR GALLERIED LANDING

9' 11" x 17' 0" (3.03m x 5.19m)

With skimmed ceiling, 3 x centre light points, smoke alarm, loft access, single radiator. Storage cupboard off with shelving. Via solid oak door off into:

MASTER BEDROOM

11' 8" x 15' 2" (3.56m x 4.63m)

With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator, TV point, telephone point. Via solid oak door off leading into:



ENSUITE

7' 0" x 8' 2" (2.14m x 2.51m)

With obscured UPVC double glazed window to the front elevation, skimmed ceiling with inset LED lighting, extractor fan, tiled flooring coordinating part tiled walls and full tiling to the shower area, fitted with three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below and mixer tap, shaver point, fully tiled shower enclosure with fitted rainfall shower, thermostatic shower with further shower attachment tap.



BEDROOM 2

9' 9" x 11' 4" (2.99m x 3.46m)

With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, single radiator, television point, fitted wardrobe into recess with hanging rails.

BEDROOM 3

11' 5" x 10' 8" (3.49m x 3.27m)

With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator.



BEDROOM 4

9' 0" x 11' 4" (2.75m x 3.47m)

With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, single radiator, TV point.

FAMILY BATHROOM

5' 10" x 10' 7" (1.80m x 3.23m)

With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, extractor fan, tiled walls, tiled flooring, full length stainless steel heated towel rail, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below with Swan mixer tap over, shaver point, P-shaped bath with shower screen, fitted thermostatic shower over.





EXTERIOR

Extensive gravelled driveway with turning bay providing multiple off-road parking and leading to garage. Paved pathways with gated side access. Extensive outdoor lighting.

GARAGE

10' 7" x 17' 3" (3.25m x 5.26m)

With up and over door to the front elevation, skimmed ceiling with centre strip lighting, power point, electric consumer unit, wall mounted Ideal gas combination boiler, American fridge/freezer space.

REAR GARDEN

Extensive flagstone patio area, extensive outdoor lighting, electric sockets, the garden is mainly laid to lawn with shrub and gravel borders, wooden garden shed, outdoor tap.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach proceed into the town centre, turning right at the traffic lights and then continue along this road leading straight into Fen Road then turn right into Gamekeeper Close where the property is located on the right-hand side.

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





TENURE: Freehold

SERVICES: All Mains

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

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Ref: 17049 (August 2025)

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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		