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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



27 Langwith Drive, Holbeach PE12 &HQ

£285,000 Freehold

- Detached House
- Ground Floor Bedroom
- 3 Bedrooms to First Floor
- Orangery
- Bathroom and Shower Room

Well presented 4 bedroom detached property with bathroom, shower room, stunning orangery, delightful gardens. Sought after non-estate location convenient for Holbeach town centre. Gas central heating. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed composite front entrance door to:

RECEPTION HALL

16' 0" x 6' 11" (4.89m x 2.12m) Fitted carpet, understairs store cupboard, coved and textured ceiling, ceiling light, wall light, radiator, door to:

GROUND FLOOR BEDROOM 4

13' 10" x 8' 11" (4.22m x 2.72m) Dual aspect with UPVC windows to the front and side elevations, radiator, 2 ceiling lights, fitted carpet.

SITTING ROOM

13' 0" x 11' 5" (3.97m x 3.48m) plus curved UPVC front window. High level UPVC side window, radiator, fitted carpet, chimney breast with coal effect electric fire and decorative surround.



DINING KITCHEN

18' 4" x 13' 2" (5.59m x 4.02m) maximum Comprehensive range of fitted units comprising base cupboards and drawers, roll edged worktops, one and a quarter bowl resin sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, breakfast bar, tiled floor, UPVC windows to the rear and side elevations, coal effect gas fire, radiator, fluorescent strip light, 2 pendant light fitments, integrated dishwasher, built-in electric oven, electric hob and concealed cooker hood, further appliance space, half glazed door to:

REAR LOBBY

Tiled floor, sun tube, ceiling light, radiator, access to:

UTILITY ROOM

5' 5" x 5' 1" (1.67m x 1.56m) Roll edged worktop, plumbing and space for washing machine, space for tumble dryer, tiled floor, obscure glazed UPVC window, cupboard housing the electricity meter, radiator.

SHOWER ROOM

6' 3" x 5' 3" (1.92m x 1.61m) Corner shower cabinet with fitted shower, low level WC with push button flush, moulded hand basin with mono block mixer tap, tiled splashback and vanity cupboard beneath, tiled floor, vertical radiator/towel rail, extractor fan, ceiling light, dual aspect with obscure glazed UPVC windows to the side and rear elevations.

ORANGERY

22' 7" x 11' 8" (6.90m x 3.57m) Delightful room with glazed sky light, 2 pairs of folding bi-fold doors to the rear, eye level side window, fitted bar, part glazed external entrance door, radiator, recessed ceiling lights, further half glazed access door from the Kitchen Diner.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

UPVC side window, fitted carpet, access to loft space, radiator, central heating timer control unit, doors arranged off to:

BEDROOM 1

13' 2" x 11' 0" (4.03m x 3.36m) including fitted wardrobes either side of the chimney breast with overhead store cupboards, UPVC window to the rear elevation, radiator, ceiling light.

BEDROOM 2

13' 2" x 11' 0" (4.02m x 3.36m) maximum UPVC window to the



front elevation, fitted 3 door wardrobe, integrated desk with shelf, overhead store cupboards, UPVC window to the front elevation, radiator, ceiling light.

BEDROOM 3

9' 6" x 7' 0" (2.90m x 2.15m) maximum Including bulk head with overstairs store cupboard, UPVC window to the front elevation, radiator, ceiling light.

BATHROOM

8' 1" x 6' 11" (2.47m x 2.11m) Panelled bath with mixer tap, tiled surround and fitted Triton electric shower with glazed screen, pedestal wash hand basin, low level WC with push button flush, tiled floor, obscure glazed UPVC window, radiator, built-in Airing Cupboard, textured ceiling, ceiling light, extractor fan.



EXTERIOR

At the front of the property there is low retaining capped brick wall, stocked border and an off-road parking space. Adjacent to this is a tarmac driveway with additional off-road parking and double gates leading to a concrete hard standing area, pathway, timber shed and access to:

DELIGHTFUL REAR GARDENS

Extensive paved patio, lawns with stepping stone pathways interspersed with a variety of shrubs, plants, stocked borders, seating areas, shrubbery and conifers. Garden shed and greenhouse.





DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, continue along Spalding Road towards the town and turn right into Langwith Drive where upon the property is situated on the left hand side.

AMENITIES

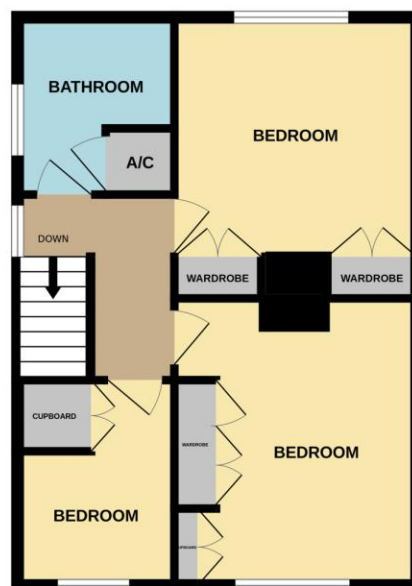
Holbeach has a range of shops, primary and secondary schools, social clubs, doctors surgeries etc. The larger towns of Spalding, Boston and Kings Lynn and the city of Peterborough are easily accessible by road.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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: S11742

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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