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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



11a Back Lane, Holbeach PE12 7LN

£169,950 Freehold

- Ideal First Time Buy/Investment Property
- Central Town Location
- Recently Refitted Kitchen and Bathroom
- 2/3 Bedrooms
- Viewing Recommended

2/3 bedroom end-terraced property situated in popular central location close to all amenities. Accommodation comprising entrance porch, entrance lobby, recently refitted kitchen, lounge, separate dining room/bedroom 3, 2 bedrooms and recently refitted family bathroom. Low maintenance rear garden. Garage

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Double obscured UPVC French doors leading into:

ENTRANCE PORCH

2' 5" x 3' 8" (0.74m x 1.12m) Quarry tiled floor, storage cupboard off housing gas and electric meters and electric consumer unit. Obscured glazed door leading into:

ENTRANCE LOBBY

6' 10" x 7' 0" (2.10m x 2.15m) Coved and textured ceiling, centre light point, smoke alarm, coat rail, double radiator, wall shelving, tiled flooring, door into:

KITCHEN

9' 0" x 9' 8" (2.75m x 2.97m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre spotlight fitment, radiator, tiled flooring, recently refitted with a range of base, eye level and drawer units, work



surfaces over, tiled splashbacks, plumbing and space for washing machine and dishwasher, fridge and freezer space, integrated Hotpoint ceramic hob, integrated fan assisted electric oven, extractor hood over.

From the Entrance Lobby door leads into:

LOUNGE

12' 6" x 17' 0" (3.83m x 5.20m) UPVC double glazed French doors to the rear elevation, coved and textured ceiling, centre light point, 2 radiators, TV point, BT point, double doors into:

DINING ROOM/BEDROOM 3

7' 0" x 12' 7" (2.14m x 3.86m) UPVC double glazed French doors to the side elevation, coved and textured ceiling, centre light point, radiator.

From the Lounge the staircase rises to:

FIRST FLOOR LANDING

6' 2" x 12' 4" (1.9m x 3.78m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator, storage cupboard off housing Worcester gas combination boiler (recently fitted). Door into:

MASTER BEDROOM

10' 7" x 14' 2" (3.23m x 4.34m) UPVC double glazed window to the rear elevation, skimmed ceiling, 2 centre light points, radiator, fitted furniture comprising 2 double wardrobes, 3 drawer unit, dressing table area with lighting and mirror and overhead storage.

BDROOM 2

8' 0" x 9' 7" (2.44m x 2.94m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point.

FAMILY BATHROOM (RECENTLY REFITTED)

5' 10" x 10' 7" (1.8m x 3.24m) Obscured UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, extractor fan, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and bath with taps, shower screen and fitted thermostatic shower over.

EXTERIOR

Gravelled fore-garden with paved pathways and side wooden access gate leading into rear garden.

REAR GARDEN

Courtyard style garden, paved pathways and gravelled areas. Lighting and cold water tap.

Garage in block

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach and on approaching Holbeach at the traffic lights turn right into Church Street and right again into Back Lane.

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.



TENURE Freehold

SERVICES All Mains

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

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Ref: S11751

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		