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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



22 Keightley Road, Holbeach St Marks PE12 8BE

£125,000 Freehold

- 3 Bedroom Semi-Detached House
- Requires Updating
- Good Sized Garden
- No Chain
- Village Location

3 bedroom semi-detached house situated in a semi-rural location with field views. Accommodation comprising entrance porch, entrance hallway, bathroom, 2 reception rooms, kitchen diner and utility to the ground floor; 3 bedrooms to the first floor. Mature gardens to the rear and multiple off-road parking to the front.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Obscured leaded UPVC double glazed door leading into:

ENTRANCE PORCH

3' 3" x 5' 0" (1.0m x 1.53m) UPVC double glazed window to the side elevation, fitted storage cupboard, glazed door into:

ENTRANCE HALLWAY

2' 10" x 6' 7" (0.87m x 2.01m) Skimmed ceiling, centre light point, electric consumer unit board, door to:

BATHROOM

5' 6" x 9' 3" (1.68m x 2.82m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, bath with telephone shower mixer tap and fitted Mira Sprint power shower over.

From the Entrance Hallway a door leads into:

LOUNGE

11' 11" x 14' 3" (3.65m x 4.35m) UPVC double glazed window to the rear





elevation, textured ceiling, centre light point, double radiator, feature fireplace with marble effect insert and tiled hearth and fitted Parkray fire, fitted storage cupboard into recess, under stairs storage cupboard with shelving, staircase rising to first floor. Door into:

RECEPTION ROOM 2

10' 9" x 10' 10" (3.29m x 3.31m) UPVC double glazed window to the front elevation, textured ceiling with centre light point, radiator.

From the Lounge a door leads into:

KITCHEN DINER

8' 8" x 13' 8" (2.65m x 4.17m) UPVC double glazed window to the side and rear elevations, vaulted ceiling, strip light, spotlight fitting, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, stainless steel sink with mixer tap, door into:

UTILITY ROOM

4' 7" x 9' 6" (1.40m x 2.92m) Obscured UPVC double glazed door to the side elevation, 2 UPVC double glazed windows to the side elevation, skimmed ceiling, centre light point, access to loft space, radiator.

From the Lounge the staircase rises to:

FIRST FLOOR LANDING

2' 8" x 7' 9" (0.82m x 2.37m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, smoke alarm, access to loft space, door into:

MASTER BEDROOM

8' 10" x 13' 5" (2.71m x 4.1m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, storage cupboard off housing hot water cylinder with slatted shelving.

BEDROOM 2

8' 3" x 13' 10" (2.52m x 4.23m) UPVC double glazed window to the front elevation, centre light point, radiator.

BEDROOM 3

8' 2" x 10' 8" (2.49m x 3.27m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

EXTERIOR

Gravelled driveway providing off-road parking for vehicles. There are paved pathways and lawn to the front with hedged boundaries. Wooden access gate leading into the rear garden.

WOODEN WORKSHOP

With power.

REAR GARDEN

Mainly laid to lawn with a wide range of mature shrubs and trees (including fruit trees), wooden garden shed, patio area, vegetable patch, fenced boundaries, field views to the rear.

DIRECTIONS/AMENITIES

From Spalding proceed in an easterly direction along the A151 to Holbeach proceed into the town centre and turn left into Boston Road South to the roundabout and continue straight across (second exit) onto Boston Road North. At the T-junction turn right onto Washway Road. Take a left hand turning into Cough Road and slight right on to Sluice Road. Follow the road down then take a right hand turning into Keightley road where the property is located on the right hand side.



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		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electricity and water. Drainage to a septic tank. Solid fuel central heating.

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: S11809

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.co.uk

www.longstaff.co.uk