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## The Hollies, 30 Austendyke Road, Weston Hills PE12 6BX

**£387,000 Freehold**

- Deceptively Spacious
- Individual Detached House
- Village Location
- Well Appointed Throughout
- Established Gardens

Deceptively spacious, individual detached house (approximately 214m.sq.) in central village location with established gardens, multi-car driveway and double garage. Well appointed throughout with oil central heating (Boiler Fitted October 2025) and UPVC windows. Viewing essential to appreciate the versatile accommodation.

SPALDING 01775 766766 BOURNE 01778 420406



#### ACCOMMODATION

Part leaded light glazed UPVC front entrance door with UPVC side panels to:

#### ENTRANCE PORCH

9' 3" x 3' 0" (2.84m x 0.93m) Pair of obscure glazed doors with similar side panels opening into:

#### RECEPTION HALL

12' 11" x 12' 7" (3.95m x 3.86m) (overall) with staircase off, under stairs store cupboard, decorative coved cornice, recessed ceiling lights, radiator, smoke alarm, doorbell chime, part glazed door to:



#### **SITTING ROOM**

21' 2" x 14' 0" (6.47m x 4.27m) plus walk in UPVC bay window to the front elevation. Three radiators, decorative coved cornice, decorative ceiling rose with pendant light fitment, fireplace with open grate and raised hearth, UPVC side window and part glazed door opening into:



#### **KITCHEN/BREAKFAST ROOM**

22' 11" x 10' 8" (7.00m x 3.27m) With comprehensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl resin sink unit with mono-block mixer tap, intermediate wall tiling, matching eye level wall cupboards with under-lighters, pelmet lighting above the sink area and UPVC window to the rear elevation. Electric double oven, five burner gas hob (LPG) with concealed cooker hood, plumbing and space for dishwasher, further appliance space, shelved larder unit with modern fusebox, coved cornice to the breakfast area with pair of UPVC French doors to the rear elevation, pendant light fitment, radiator. Part glazed door to:



#### **REAR ENTRANCE LOBBY**

5' 9" x 3' 11" (1.76m x 1.21m) Ceiling light, half glazed UPVC external entrance door, radiator. Door to:



#### **UTILITY ROOM**

6' 6" x 4' 10" (2.00m x 1.48m) UPVC window to the side elevation, single drainer stainless steel sink unit set within roll edge worktop with cupboards beneath, plumbing and space for washing machine, further appliance space, eye level wall cupboard, coved cornice, ceiling light, radiator.

From the end of the kitchen, a door leads into:



#### **SHOWER ROOM**

11' 11" x 3' 11" (3.65m x 1.20m) Three piece suite comprising 1200mm shower cabinet with fitted shower, low level WC with push button flush, hand basin with mixer tap and storage cabinet beneath, fully tiled walls, vinyl floor covering, recessed ceiling lights, extractor fan, radiator, obscure glazed UPVC window, shaver point.

#### **FORMAL DINING ROOM**

20' 1" x 11' 11" (6.14m x 3.65m) (with access from the main reception hall and the kitchen) plus large walk-in UPVC bay window to the front elevation, small UPVC window to the side elevation, fitted carpet, ceiling light, two radiators, part glazed door to:

#### **GARDEN/FAMILY ROOM**

13' 7" x 13' 3" (4.15m x 4.05m) Pitched roof with two Velux windows, triple aspect with windows to the front and side elevations, pair of UPVC French doors to the rear with similar side panels. Radiator, recessed ceiling lights.



Special Note: In the agent's opinion, the dining room and garden/family room could provide a ground floor bedroom and sitting room, depending on requirements.

From the reception hall, the carpeted staircase rises via a 'dog leg' to the:

#### **GALLERIED FIRST FLOOR LANDING**

11' 10" x 12' 8" (3.63m x 3.87m) UPVC window to the front elevation, radiator, decorative ceiling rose with pendant light fitment, smoke alarm, doors arranged off to:

#### **MASTER BEDROOM**

18' 8" x 14' 0" (5.71m x 4.28m) Dual aspect with UPVC window to front elevation and two to the side elevation, coved cornice, ceiling light, two radiators.

#### **ENSUITE SHOWER ROOM**

11' 2" x 6' 9" (3.41m x 2.07m) Shower cabinet, low level WC, bidet, moulded hand basin with mixer tap and store cupboards beneath. Radiator, half tiled walls, coved cornice, recessed ceiling lights, obscure glazed UPVC window.

#### **DRESSING ROOM**

10' 9" x 6' 6" (3.28m x 2.00m) (overall) with fitted floor to ceiling wardrobes to either side, access to loft space, recessed ceiling lights, radiator, UPVC window to the rear elevation.

#### **BEDROOM 2**

14' 11" x 9' 10" (4.57m x 3.01m) (minimum) plus wardrobes. Walk-in UPVC bay window to the front elevation, radiator, ceiling light, range of floor to ceiling fitted wardrobe units.

#### **BACK LANDING**

9' 4" x 4' 10" (2.86m x 1.49m) Access via a step down from the main landing and having a UPVC window to the rear elevation, ceiling light, radiator, doors arranged off to:

#### **BEDROOM 3**

9' 8" x 9' 5" (2.97m x 2.88m) Coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

#### **BATHROOM**

9' 4" x 9' 11" (2.87m x 3.03m) Panel corner bath with end mounted mixer tap, low level WC with push button flush, moulded hand basin with mixer tap and store cupboards beneath, radiator, half tiled walls, extractor fan, ceiling light, access to loft space, obscure glazed window, built in shelved linen cupboard.



## EXTERIOR

Modern low retaining capped brick wall to the front boundary with lawned front garden, established stocked border, pathway and recessed south facing seating area adjacent to the front door. To the side of the property there is a tarmac driveway with multi-car parking and access to:

## DETACHED DOUBLE GARAGE

Remote control roller style doors, solar panels, fuse box, side personnel door, concrete floor, power and lighting.

## SOUTH AND WEST FACING GARDEN

Situated to the front and side of the property, a neat lawned garden with stocked border, raised side border, timber fencing to the front and side boundaries, concrete service paths and access to the:

## REAR GARDEN

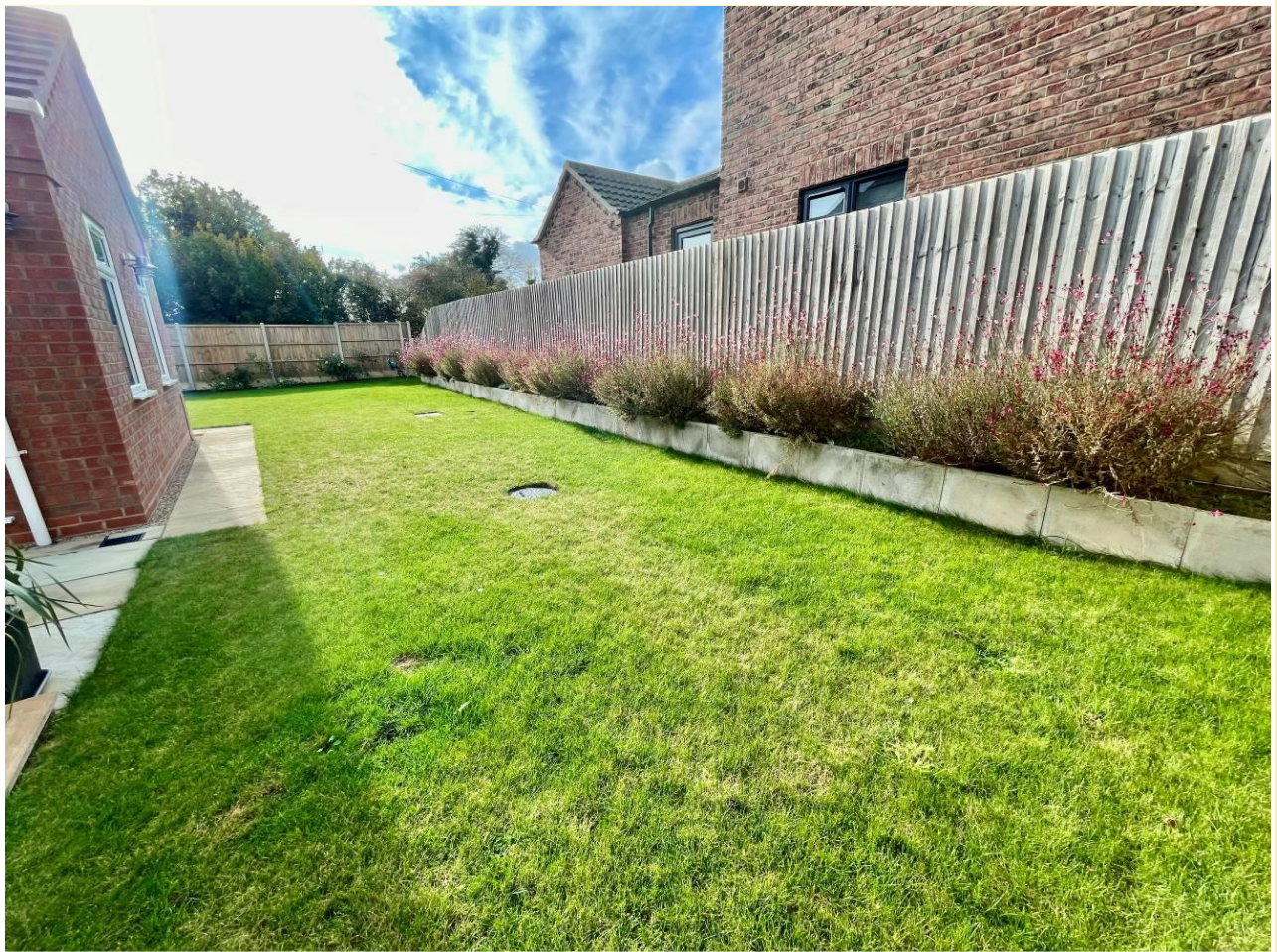
Split level, modern, paved patio and seating areas, cabinet housing the LPG bottles (for the hob), externally mounted electricity meter, outside lighting, gravelled border, modern wall and fence to the rear boundary, external sockets, discretely positioned modern bunded oil tank, paved storage area to the rear of the garage.

## DIRECTIONS

From Spalding proceed in an easterly direction along the B1165 to Weston Hills. The property is situated on the left hand side just before the crossroads.

## AMENITIES

The village has a primary school and further facilities are available at the nearby villages of Moulton and Weston. Spalding town centre is two and a half miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The Cathedral City of Peterborough is 18 miles to the south and has a fast train link to London King's Cross minimum journey time 46 minutes.







1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENURE Freehold

**SERVICES** Mains water, electricity and drainage.  
Oil central heating.

## 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: S11848

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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