

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Chapel View, St Marks Road, Holbeach St Marks PE12 8DZ

£149,995 Freehold

- Detached Cottage in a Rural Location
- 2 Double Bedrooms
- Recently Renovated Throughout
- Low Maintenance Courtyard Garden
- No Chain

Detached cottage in a rural village location, recently renovated throughout, 2 double bedrooms, lounge, kitchen, upstairs shower room, upvc double glazing, modern electric boiler central heating, low maintenance courtyard garden, off road parking & no upward chain. Viewing recommended!

SPALDING 01775 766766 BOURNE 01778 420406

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Situated in the rural village of Holbeach St Marks this detached cottage offers typical cottage characteristic low ceilings plus the benefit of being recently fully renovated throughout. Accommodation offers 2 double bedrooms and shower room to the first floor plus lounge/diner and fitted kitchen to the ground floor. Upvc double glazing plus modern electric boiler central heating. Outside the low maintenance enclosed grounds offer off road parking and courtyard style patio garden space. Available with no upward chain. Viewing is recommended!

ACCOMMODATION COMPRISES: Upvc double glazed side entrance door into:

KITCHEN: 14'8 x 8'2 (4.46m x 2.49m) Dual aspect with



upvc double glazed windows to the front and side. Refitted base units with work tops over and matching wall units. Inset composite sink and drainer with mixer tap. Integrated microwave, oven, hob and extractor. Space for washing machine, tumble drier and fridge/freezer. Wall mounted electric boiler. Radiator. Door to:

LOUNGE: 14'7 x 10'5 (4.45m x 3.17m) max

Dual aspect with upvc double glazed windows to the front and side. Radiator. Stairs to the first floor with open recess area beneath.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1 11'5 x 8'10 (3.49m x 2.70m)

Upvc double glazed window to the side. Radiator.

BEDROOM 2 10'6 x 8'7 (3.20m x 2.61m)

Upvc double glazed window to the side. Radiator.

SHOWER ROOM: Upvc double glazed window to the side. Refitted white suite comprising shower enclosure, hand basin set to vanity unit and concealed cistern wc. Aqua board splash backs. Radiator.

OUTSIDE: Wooden fencing and wrought iron railings to boundaries. Open frontage with gravel off road parking area to the front of the property with inset paving and gravel pathway to the sides of the property. Small gravel and paved courtyard garden area to the rear of the property. Outside lighting.

SERVICES: Mains water and electricity. Private drainage. Modern electric boiler central heating. South Holland District Council tax band: TBC.

DIRECTIONS: At the Holbeach A17/Boston Road roundabout, take the Boston Road North exit. At the T-junction turn right onto Washway Road. Turn left into Star Lane. At the junction turn right onto Roman Bank. Turn left onto Middle Marsh Road. At the end of the road turn left where the property is located on the left hand side.



TENURE Freehold

SERVICES To be confirmed

COUNCIL TAX BAND TBC

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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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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	44 E	
21-38	F		
1-20	G		