

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



153 Dog Drove South, Holbeach Drove PE12

£335,000 Freehold

- Extended Detached Property
- Semi-Rural, Edge of Village Location
- Multiple Off-Road Parking
- Garage
- Enclosed Mature Rear Garden

Superbly presented detached residence situated in semi-rural location with field views to the rear, accommodation comprising of entrance hallway, lounge, breakfast room, kitchen, family room, utility room, cloakroom, dining room, garden room, three bedrooms, recently fitted shower room, mature grounds to the front and rear.

SPALDING 01775 766766 BOURNE 01778 420406



UPVC double glazed door to the front elevation with open porch, matching side glazed panels, leading into the kitchen with coved ceiling with centre light point and smoke alarm, single radiator, tiled flooring, oak staircase leading to first floor. Further glazed door off the entrance hallway leading into breakfast room.

BREAKFAST ROOM

9' 0" x 11' 7" (2.76m x 3.54m)

With skimmed and coved ceiling, recessed inset downlighters, wood effect laminated flooring, further glazed door to lounge and opening into kitchen.

KITCHEN

11' 6" x 16' 9" (3.52m x 5.12m)

With UPVC double glazed window to the rear elevation, fitted with a wide range of contemporary base and drawer units with matching centre island which has further large pan drawers, induction hob with canopy extractor hood over, fitted breakfast bar, fitted AEG appliances including twin ovens, microwave, built in fridge/freezer and dishwasher, LED plinth lighting, quartz preparation surfaces, pull out spring neck tap over sink, further door leading to utility room. Skimmed and coved ceiling with inset LED lighting, further fitted 2 x lighting over breakfast bar central island.



UTILITY ROOM

7' 5" x 6' 8" (2.28m x 2.04m)

With obscure UPVC double glazed door to the side elevation, UPVC double glazed window to side elevation, part tiled walls, tiled flooring, fitted eye level units, plumbing and space for washing machine, further space for tumble dryer and other appliances, further door off leading to:



CLOAKROOM

3' 7" x 6' 2" (1.10m x 1.90m)

Obscure UPVC double glazed window to the side elevation, part tiled walls, tiled floor, fitted with two-piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit, skimmed ceiling, single radiator.



LOUNGE

11' 11" x 27' 1" (3.64m x 8.27m)

With UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, television and telephone point, fitted engineered oak flooring, feature limestone fireplace with fitted multifuel burner, door leading into family room and then a further set of French doors off leading into dining room.



DINING ROOM

11' 3" x 12' 11" (3.43m x 3.94m)

With UPVC double glazed window to the side elevation, UPVC double glazed French doors to the front elevation with matching side panels, skimmed ceiling, fitted double wall lights x 3. Via double doors leading into:



GARDEN ROOM

11' 6" x 12' 8" (3.52m x 3.88m)

Of dwarf brick wall and UPVC construction with solid roof, fitted wall lighting, vinyl laminate effect flooring, UPVC double glazed windows to the side and front elevations, further double-glazed French doors to the side elevation that lead to further patio area.

FAMILY ROOM

13' 7" x 11' 6" (4.16m x 3.53m)

With UPVC double glazed French doors to side elevation leading to decking area, vinyl flooring, skimmed ceiling, centre lighting.



FIRST FLOOR LANDING

Doors leading off to bedrooms, airing cupboard, shower room, UPVC double glazed window to side elevation.

BEDROOM 1

10' 0" x 14' 1" (3.06m x 4.30m)

With UPVC double glazed window to the front elevation, television and telephone points, exposed solid wooden floorboards, radiator.



BEDROOM 2

10' 0" x 12' 8" (3.07m x 3.87m)

With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with centre light point, single radiator.

BEDROOM 3

8' 2" x 6' 10" (2.50m x 2.10m)

With UPVC double glazed window to the front elevation, radiator.



SHOWER ROOM

8' 1" x 8' 0" (2.48m x 2.46m)

With UPVC double glazed window to the rear elevation, fully tiled walls, tiled flooring, fitted with a three piece suite comprising of low level WC, wash hand basin set into vanity unit with storage units below, full size heated towel rail, glass shower screen with walk in shower with fitted rainfall shower head and further shower attachment.

EXTERIOR

The front garden is an extensively block paved driveway providing multiple off road parking, there is a further lawned area with a wide range of plants and shrubs with decorative borders. Garage with up and over door, gated footpath that leads to rear garden. Circular patio area and further gated access to rear garden.



The rear garden is separated into areas for working and relaxing, raised decking area, space for hot tub, steps leading to the lawn, the lawn extends with a further patio area with gates that lead into a vegetable growing area with raised beds and paving, greenhouse and garden shed.



DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach, in the centre of Holbeach turn right at the traffic lights into Church Street, continue to Fen Road. Proceed without deviation for approximately 4 miles to Holbeach St Johns, continuing onto Jekils Bank into Holbeach Drove Gate, follow this road for approximately 5 miles Holbeach Drove, follow the road round the bend taking a left hand turning into Dog Drove South, proceed down the road and the property is located on the left-hand side.







TENURE Freehold

SERVICES Oil Central Heating, Water, Electricity, Septic Tank

COUNCIL TAX BAND D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents a cept no responsibility for any s tatement that may be made in these parti culars . They do not form part of any offer or contract and must not be relied upon as s tate ments or representations of fa ct. They are not authorised to make or give any representations or warranties in relation to the property ei ther here or elsewhere, ei ther on their own behalf or on behalf of their dient(s) or otherwise. All a reas, measurements or distances a re approxima te. Floor plans a re provided for illustrative purposes only and a re not necessa rily to scale. All text, photographs and plans a re for guidance only and a re not necessa rily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no gua rantee is given for any appa ratus, services, equipment or fa cilities, being connected nor in working order. Purchasers must satisfy the mselves of these by inspection or otherwise.

Ref: 17688

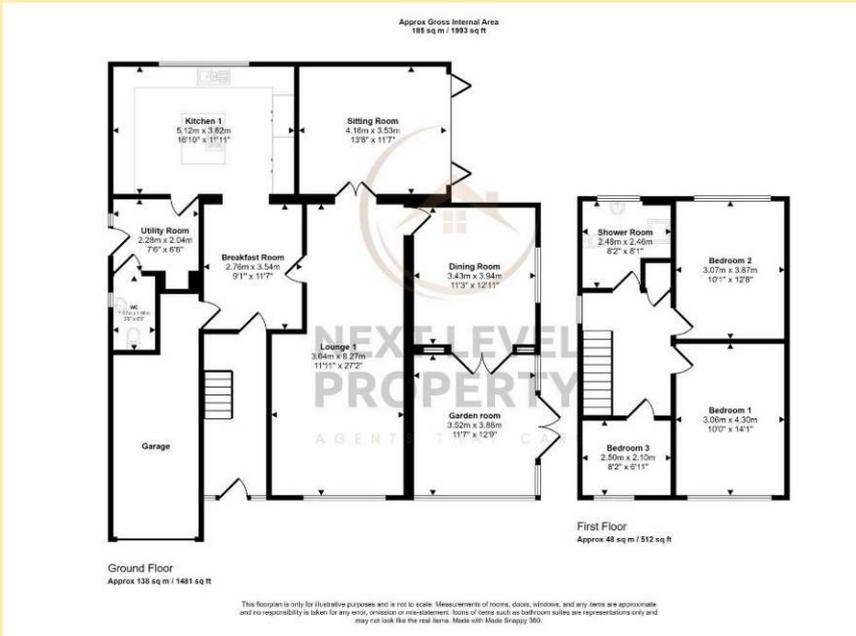
Viewings a re to be arranged by prior appointment. We make every effort to produce a ccura te and reliable details but if there a re any parti cular points you would like to discuss prior to making your inspection, please contact our office . We sugges t you contact us to check the availability of this property prior to travelling to the a rea 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.com



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

