

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



18 Oxford Gardens, Holbeach PE12 7EF

£245,000 Freehold

- 4 Bedrooms
- Gas Central Heating (Boiler still under warranty)
- Superbly Presented Accommodation
- Full UPVC Double Glazing
- Cloakroom, En-Suite and Bathroom

Superbly presented 4 bedroom semi-detached house situated within walking distance of the town and all amenities. Accommodation arranged on 3 floors comprising entrance lobby, open plan lounge/kitchen, separate dining room, utility and cloakroom to the ground floor; 2 bedrooms and family bathroom to the first floor; master bedroom with en-suite and further bedroom to the second floor. Off Road Parking, enclosed rear gardens.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

OPEN PORCH External lighting, doorbell, composite obscured double glazed door leading into:

ENTRANCE LOBBY 4' 7" x 4' 9" (1.41m x 1.46m) skimmed and coved ceiling, centre spotlight fitment, smoke alarm, radiator, BT point, staircase rising to first floor, door to:

OPEN PLAN LOUNGE/KITCHEN 13' 8" x 23' 9" (4.18m x 7.24m) skimmed and coved ceiling, centre light point, centre spotlight fitment to the kitchen area, UPVC double glazed window to the front elevation, double radiator, TV point, telephone point, oak effect laminate flooring. The Kitchen area has UPVC double glazed window to the rear elevation, fitted with a wide range of base and eye level units, work surfaces over, inset sink with swan mixer tap, integrated Bosch double fan assisted stainless steel oven, integrated Bosch 4 ring gas hob, Bosch stainless steel canopy extractor hood over, integrated dishwasher and wine cooler, space for fridge freezer, under cabinet lighting, concealed Vaillant boiler (3 years old with 2 year warranty remaining), square archway into Dining Room.

DINING ROOM 8' 0" x 11' 1" (2.45m x 3.39m) skimmed and coved ceiling,



centre light point, UPVC double glazed French doors to the rear elevation, oak effect laminate flooring, double radiator. Door into:

UTILITY ROOM: 5' 1" x 8' 0" (1.56m x 2.45m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, extractor fan, smoke alarm, access to loft space, fitted base units and worktops, plumbing and space for washing machine, space for tumble dryer and fridge freezer, radiator.

From the Kitchen a door leads into:

CLOAKROOM 3' 2" x 5' 6" (0.97m x 1.69m) skimmed ceiling, centre light point, extractor fan, radiator, fitted shelving, vinyl plank flooring, fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks.

From the Entrance Hallway the staircase rises to:

GALLERIED LANDING: 5' 11" x 15' 8" (1.81m x 4.79m) skimmed and coved ceiling, centre light point, double radiator, smoke alarm, storage cupboard off housing hot water cylinder with slatted shelving, door into:

FAMILY BATHROOM: 5' 11" x 7' 8" (1.81m x 2.34m) obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, extractor fan, vinyl plank flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with tiled splashbacks, glass shelf, mirror and shower point, bath with mixer tap and fitted shower attachment tap.



BEDROOM 3: 7' 6" x 10' 11" (2.31m x 3.35m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point, BT point.

BEDROOM 4: 7' 6" x 12' 7" (2.29m x 3.86m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point.

From the Galleried Landing the staircase rises to:

SECOND FLOOR LANDING Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, door into:

MASTER BEDROOM: 10' 11" x 10' 5" (3.33m x 3.18m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, fitted double door wardrobe.

EN-SUITE 2' 10" x 8' 8" (0.88m x 2.65m) skimmed and coved ceiling, centre light point, radiator, extractor fan, vinyl plank flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, glass shelf and mirror over, fully tiled shower cubicle with fitted thermostatic shower over.

BEDROOM 2: 9' 0" x 13' 8" (2.76m x 4.19m) at the widest point. UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, BT point, fitted double door wardrobes with hanging rail and shelving.



EXTERIOR There is a driveway to the side elevation providing off-road parking. Lawned area with hedged boundaries and paved pathways leading to:

REAR GARDEN Wooden gate leading into rear garden with extensive flagstone patio area, lighting, cold water tap, gravelled raised area, lawned area, garden shed. Fenced boundaries to both sides and to the rear elevations.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach town centre. Turn right into Church Street at the fork turn right into Hallgate, turning left into Oxford Gardens.





TENURE Freehold

SERVICES All Mains

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11971

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.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

