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Offers invited £235,000 Freehold



1 Mayfair Close, Holbeach, Lincolnshire, PE12 8JZ

An immaculately presented 2-bedroom semi-detached bungalow set in a quiet cul-de-sac location.

The property boasts bright-and-airy accommodation throughout. The living/dining room and a fitted kitchen/breakfast room, both offer French doors onto the garden. The master bedroom benefits from a re-fitted contemporary en-suite shower room, while the family bathroom can also be accessed from bedroom 2.

With stand-out features such as a log-burning stove with a hot air circulation system feeding hot air through vents in the family bathroom and en-suite, and air conditioning units fitted in the living room and master bedroom, all eventualities are catered for. Solid oak flooring, skirting and architrave to the living room and entrance hall, as well as granite worktops in the kitchen add a touch of luxury, whilst LED lighting throughout ensures running costs are low.

To the front of the property, a block-paved driveway provides off-road parking for 1 vehicle, with further space in the detached garage. The front garden is otherwise laid to low-maintenance decorative stone, with an area of decking, enclosed by bamboo screening providing a lovely private spot in which to enjoy the afternoon sun.

To the side of the property is a wood/log store and a wooden storage shed, which benefits from power and lighting.

At the rear is a low-maintenance, fully enclosed garden; a completely private retreat. The outside kitchen with stainless steel work benches is ideal for hosting family/friends on summer evenings, but as it's covered, could be used to show off your culinary skills all year around. Similarly, the raised deck which extends across the living room and kitchen doors, benefits from a metal-framed pergola with a polycarbonate roof, and so is a lovely base for siting an outside table/furniture. A wooden arbour provides a space on which to sit and enjoy the tranquil sounds of the 2 water features.

This bungalow really is a must see! Contact us to arrange a viewing today!

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hall

19'9" x 3'10" (6.03m x 1.18m)

Coved ceiling. Inset ceiling lights. Loft hatch providing access to the loft via the fitted loft ladder. uPVC double-glazed leaded privacy door to the front. Wall-mounted consumer unit. Alarm keypad. Built-in cupboard with hanging rail and shelving measuring approximately 1.19m x 0.59m. Solid oak flooring.

Living/Dining Room

14'2" (max) x 12'4" (max) (4.34m (max) x 3.77m (max))

Coved ceiling. Inset lights and ceiling rose with light. uPVC double-glazed French doors with fitted fly screens and uPVC double-glazed side panels to the rear. Log-burning stove set on a raised brick and granite hearth with a tiled surround and an oak mantle over. The log burning stove has a hot air circulation systems which pushes the hot air through vents in the bathroom and en-suite. Wall-mounted 'Fujitsu' air conditioning unit. Radiator concealed by a radiator cover. 5 x double power-points. 2 x single power-points. TV point. BT point. Solid oak flooring.

Kitchen/Breakfast Room

13'7" x 9'10" (4.16m x 3.02m)

Coved ceiling. Inset ceiling lights. uPVC double-glazed French doors. uPVC double-glazed window with fly screen to the side. Fitted range of wall and base units comprising of cupboards with drawers with a granite worktop over and a tiled splash back. The cupboards offer clever storage solutions with swing-out shelving, integrated bins etc. Inset 1 and 1/2 bowl stainless steel sink with a stainless steel mixer tap. Breakfast bar. Eye-level 'Belling' oven and grill. Space for a tall fridge-freezer. Under-counter space and plumbing for a washing machine and space and plumbing for a dishwasher. Radiator. 9 x double power-points. Single power-point. TV point. BT point. Tile flooring.

Bedroom 1

11'3" x 9'10" (3.43m x 3.02m)

Coved ceiling. Ceiling rose with light pendant. uPVC double-glazed window with fly screen to the front. Wall-mounted 'Fujitsu' air conditioning unit. Radiator. 3 x double power-points. TV point. BT point. Carpet flooring.

En-Suite

7'7" x 3'9" (2.33m x 1.16m)

Coved ceiling. Inset ceiling lights. Extractor fan. Hot air outlet. uPVC double-glazed privacy window to the side. Contemporary 3-piece suite comprising of a vanity unit housing a low-level WC and hand basin with storage cupboards and a shower cubicle with a bifold door and a mains fed shower. Fully tiled walls. Wall-mounted mirror with overhead light. Linoleum flooring.

Bedroom 2

11'0" x 9'10" (3.37m x 3.01m)

Coved ceiling. Ceiling rose with light pendant. uPVC double-glazed window with fly screen to the front. Radiator. 3 x double power-points. Carpet flooring.

Bathroom

9'10" x 5'4" (3.01m x 1.65m)

Coved ceiling. Inset ceiling lights. Extractor fan. Hot air outlet. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a panel bath with a stainless steel mixer tap with a wall-mounted shower head. Fully tiled walls. Airing cupboard housing a hot water cylinder with shelving measuring approximately 0.80m x 0.64m. Heated towel rail. Shaving light. Tile flooring.

Outside

To the front of the property, a block-paved driveway provides off-road parking for 1 vehicle, with further space in the detached garage if required. A block-paved path from the driveway links to the block-paved path that extends through the boundary hedging from the public footpath to the front door. The front garden is otherwise laid to low-maintenance decorative stone, which the current owner uses as a base for displaying potted shrubs and trees. An area of decking, enclosed by bamboo screening and trellis, is a lovely private spot in which to enjoy the afternoon sunshine. The soffits to the front of the bungalow are fitted with lights, and a storm porch shelters the front door from the elements.

A pedestrian gate provides access to the side of the property, where a wood/log store provides covered space for storage and preparation of logs, and a wooden storage shed, which benefits from power and lighting, is perfect for storing tools etc. There is an outside tap.

A further pedestrian gate provides access to the low-maintenance rear garden, laid to block-paving and gravel and fully enclosed by a combination of a brick wall and fencing. The outside kitchen with stainless steel work benches is ideal for entertaining family/friends on summer evenings, but as it's covered, could be used to show off your culinary skills all year around. Similarly, the raised deck which extends across the living room and kitchen doors, benefits from a metal framed pergola with a polycarbonate roof, and so is a lovely base for siting an outside table/furniture. A wooden arbour provides a space on which to sit and enjoy the tranquil sounds of the 2 water features.

The outside space benefits from numerous outside lights, some being photocell controlled and others being wired, as well as many outside power-points.

Garage

17'10" x 9'2" (5.46m x 2.81m)

Detached single garage with a remote controlled electric up and over door and a uPVC double-glazed privacy door to the rear. Strip light. Power-points. Storage shelving. Alarm keypad.

NB Externally, the garage benefits from soffit lights with a PIR sensor.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Mobile Phone Signal

Mobile phone signal can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

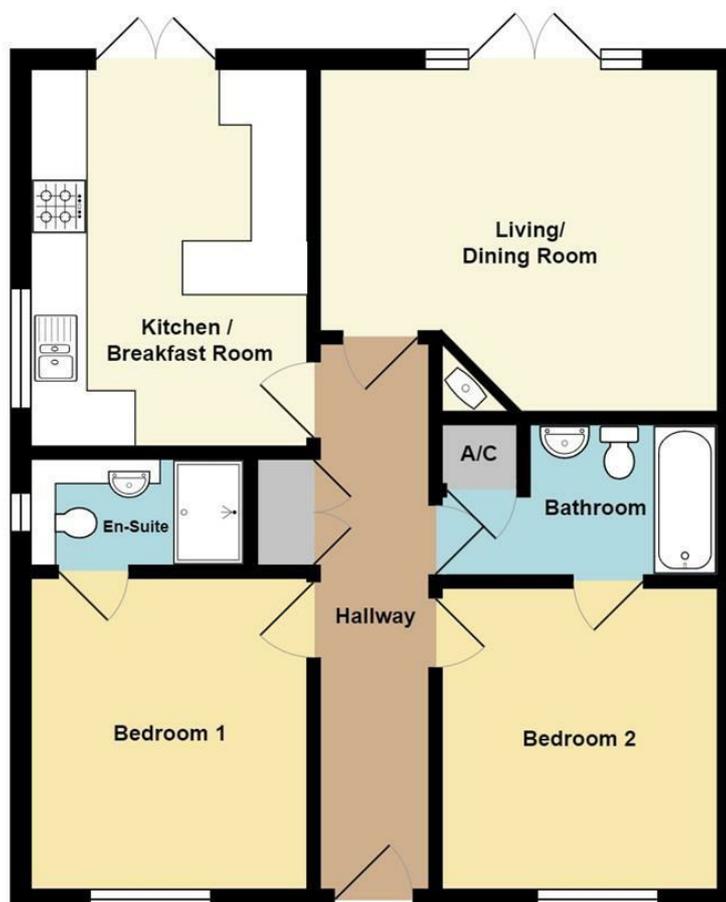
www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B2359. Continue for 1.5 miles, and at the roundabout, take the 3rd exit onto the A17. In 0.9 miles, turn left onto Fleet Hargate and immediately right onto Old Main Road. In 0.3 miles, turn left onto Mayfair Close where the property is located on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





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PE34 4NE

13 High Street
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Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

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REFERRAL SERVICE PROVIDERS:

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Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.