

## LONG SUTTON

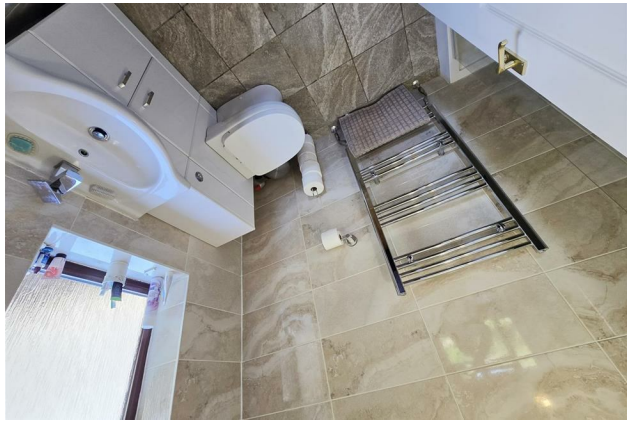
Holbeach is a small but busy market town, which has a good range of facilities including local Grocery Stores/Supermarkets, Doctors Surgeries, Takeaways, Veterinary Practices, and Primary and Secondary Schools. Holbeach lies about 20 miles from the city of Peterborough which has a 50-minute inter-city rail service to London, and a frequent service to the North, Scotland, and other regional services. The market town of Spalding is approximately 19-minute drive away and provides a wide variety of local shops, schools and entertainment including pubs and restaurants.

A superb 3-bedroom, executive-style bungalow sitting on a very generous plot (just under 1/4 acre), set well back from the kerbside and within easy walking distance of the town centre. This extremely spacious bungalow has a super-sized fitted kitchen with a utility room and separate cloakroom off, and an L-shaped living / dining room with patio doors to the garden. There are 3 double bedrooms with a contemporary en-suite shower to the master bedroom and a further large, modern family sized bathroom. The bungalow sits centrally on its plot with neat lawns, a summerhouse and field views. To the front is a large driveway providing off-road parking for several vehicles leading to the integral double garage.

### 45 Fen Road, Holbeach, Lincolnshire, PE12 8QA



Offers in the region of £350,000 Freehold



### Hallway

15'3" x 13'3" (4.66 x 4.05)

Textured and ornate coved ceiling. Part uPVC part double glazed front door with matching window panel to front. Access to cloak cupboard and linen cupboard with shelving. 2 x radiators. Double power points. Telephone point. Broadband point. Wood effect flooring.

### Living Room

16'3" x 12'8" (4.97 x 3.88)

Coved and textured ceiling. Ceiling medallion. uPVC double-glazed bow window to front. Feature flame effect gas fire with decorative wooden surround. Power points. TV aerial socket. Radiator.

### Dining Room

11'10" x 10'0" (3.63 x 3.06)

Coved and textured ceiling. Ceiling medallion. uPVC double-glazed French doors to garden. Power points. Radiator.

### Kitchen

11'10" x 11'4" (3.61 x 3.46)

Coved and textured ceiling. uPVC double-glazed window to front. Matching wall and base units. Worktops over and drawer storage. Polycarbonate 1 1/2 bowl sink and drainer with mixer tap. Tiled splashbacks. 4-ring 'Neff' gas hob with extractor over. 'Belling' eye-level integrated oven and grill. Integrated dishwasher. Intergrated low-level fridge. Power points. Radiator. Door to utility room. Wood effect floor.

### Utility Room

8'6" x 5'10" (2.61 x 1.78)

Coved and textured ceiling. Part uPVC part double-glazed door to side. uPVC double-glazed window to side. Wall and base units with worktop over. Tiled splashback. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Wood effect flooring.

### Cloakroom

5'10" x 2'10" (1.78 x 0.87)

Coved and textured ceiling. uPVC double-glazed privacy window to side. Pedestal hand basin. Low-level WC. Radiator. Wood effect flooring.

### Shower Room

9'9" x 7'8" (2.98 x 2.35)

Textured and coved ceiling. uPVC double-glazed privacy glass window to side. Vanity hand basin and concealed cistern WC with storage. Step-in shower cubicle with 'Aqualisa' pre-warming shower. Extractor fan. Heated towel rail.

### Bedroom 1

14'4" (max) 12'1" (min) x 11'5" (4.389 (max) 3.69 (min) x 3.50)

Coved and textured ceiling. uPVC double-glazed window to rear. Range of wardrobes with hanging rails and storage shelving with over-bed storage. Shirt cupboard with bi-fold doors. Radiator. Power points. Newly laid "Karndean style" flooring

### En-suite

5'7" (to shower cubicle) x 4'5" (1.72 (to shower cubicle) x 1.37)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Vanity sink and concealed cistern WC with storage. Step-in shower cubicle with mains fed shower. Heated towel rail. Extractor fan.

### Bedroom 2

11'11" x 9'10" (3.64 x 3.00)

Coved and textured ceiling. uPVC double-glazed window to rear. Built-in double wardrobe. Radiator. Power points

### Bedroom 3 / Office

11'10" x 8'11" (3.63 x 2.72)

Coved and textured ceiling. uPVC double-glazed window to rear. Radiator. Power points.

### Garage

19'4" x 18'4" (5.90 x 5.60)

Double garage with twin electric roller doors. Part wood part patterned glass door to garden. 'Baxi' gas combi boiler serving heating and hot water. Matching wall and base units with worktop over. Stainless steel sink and drainer with cold water tap. Electric and lighting. Space for tall fridge freezer/chest freezer/tumble dryer. Outside tap, Access to loft space.

### Outside

To the rear of the property is a fully enclosed garden, laid to lawn with surrounding flower beds. A patio offers the perfect spot to enjoy the sun with friends and family. Pedestrian gates to both sides of the property, providing access to the front. 1 x wooden shed. 1 x wooden summer house. Outdoor double power point. This property benefits from PVC soffits and fascias. To the front of the property is a lawn, decorated with various mature shrubs, bushes and trees. A gravel driveway offers off-road parking for 4 x vehicles with further space in the double garage.

### 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 D. For more information on Council Tax, please contact South Holland District Council on 01775 761161

### Energy Performance Certificate

EPC Rating Band D. If you would like to view the full EPC then 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

EE - Good in-home and outdoor

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

### Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

### Flood Risk

This postcode is deemed as a low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 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.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.