



3  1  1 

112 Langwith Gardens, Holbeach PE12 7JN

£245,000

BELVOIR!



Key Features

- > THREE BEDROOM PROPERTY
 - > KITCHEN/DINER
- > BATHROOM & SEPARATE WC
 - > CONSERVATORY
- > GENEROUS GARDENS
- > PARKING AND GARAGE
 - > Tenure: Freehold
 - > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented three bedroom detached property. Situated in the popular residential area of Holbeach which offers easy access to local facilities including recreational, education and medical. Holbeach is well positioned and offers excellent link roads to Spalding, Peterborough and Kings Lynn. The accommodation in brief comprises of, entrance hall, lounge, kitchen/diner, downstairs bedroom, bathroom. First floor has two bedrooms, separate WC. Externally, ample off road parking, garage and generous rear garden.



ENTRANCE PORCH

UPVC double glazed door and side panel, UPVC double glazed window to the side elevation, tiled floor.

UPVC double glazed door and side panel to entrance hall.

ENTRANCE HALL

Staircase to first floor, radiator.

LOUNGE

17'7" x 9'8" (5.48m x 2.94m)

UPVC double glazed window to front and rear elevation, radiator, feature fire surround with electric fire.

BEDROOM

12'6" x 10'0" (3.80m x 3.06m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

Two UPVC double glazed windows to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower screen and wall mixer shower over, radiator, tiling to floor.

KITCHEN/DINER

23'3" x 10'0" (6.16m x 3.04m)

UPVC double glazed window to the rear elevation, UPVC double glazed window and door to the conservatory. A range of fitted base and wall units, stainless steel sink unit with mixer taps over, plumbing for washing machine, dishwasher, space for refrigerator, wall mounted boiler, radiator.

CONSERVATORY

12'0" x 8'2" (3.66m x 2.50m)

UPVC construction with UPVC double glazed door to side elevation, tiled floor.

FIRST FLOOR LANDING

Built in bookshelves, storage cupboard. Doors to:

WC

Two piece suite comprising of WC, wash hand basin, extractor.





BEDROOM

13'3" x 10'5" (4.04m x 3.18m)

UPVC double glazed window to the front elevation, access to eaves storage, radiator. (maximum measurements)

BEDROOM

17'3" x 11'7" (5.25 x 3.54m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, (overall maximum measurements excluding wardrobes)

EXTERNALLY

Open plan to the front elevation, laid to lawn, ample off road parking, leading to a single attached garage.

REAR: Enclosed by fencing, feature lawn and gravel areas, patio area and standing for three storage sheds.

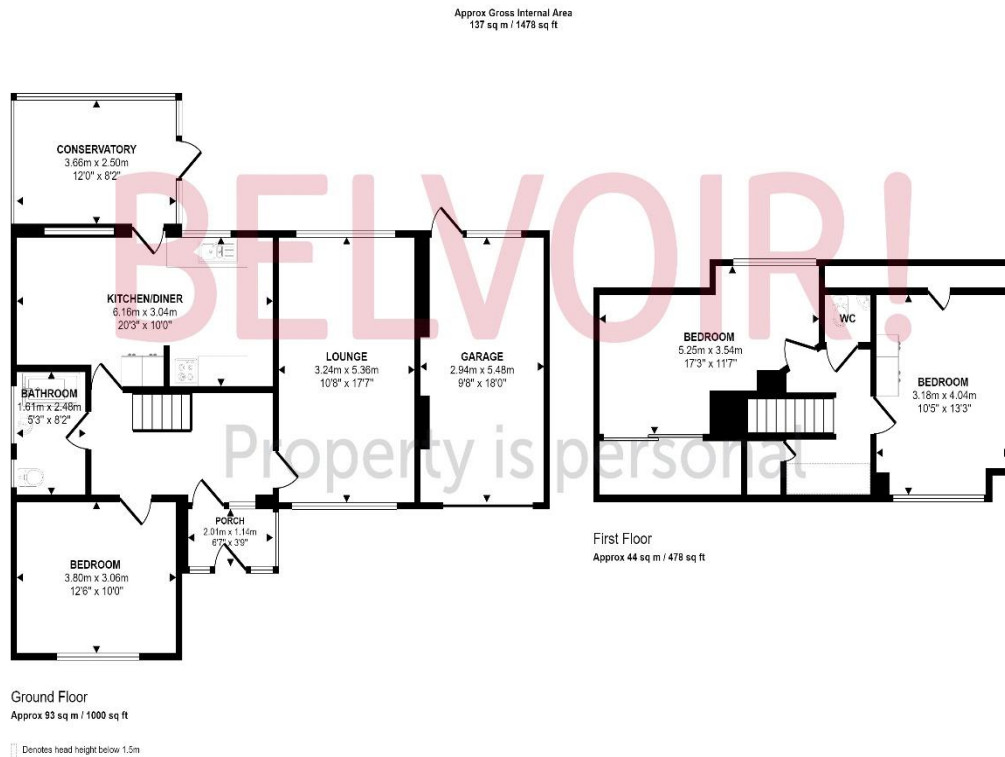
GARAGE

18'0" x 9'8" (5.48m x 2.94m)

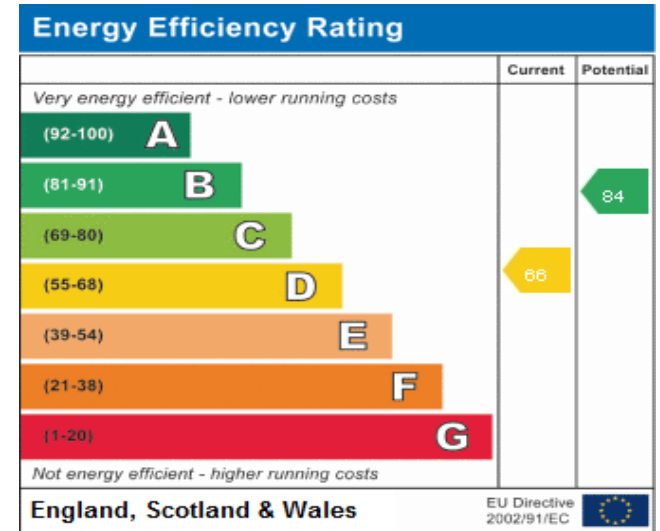
Electric roller door, door and window to the rear elevation, light and power connected.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475