



**Kings Road, Holbeach Spalding PE12 7RH**



**welcome to**

**Kings Road, Holbeach Spalding**

Three Bedroom Detached Bungalow within close proximity to local amenities. Newly Fitted Kitchen, Lounge. Family Shower Room and Ensuite to Master. Off Road Parking And Single Garage. Most of the rooms have been freshly decorated including the wood work. Good Road Links to A17. VIEW TODAY.



### **Entrance Hall**

having built-in airing cupboard housing hot water tank, laminate flooring, loft access with loft ladder and boiler.

### **Lounge**

12' 8" x 15' 9" ( 3.86m x 4.80m )

having attractive fireplace with inset gas fire.

### **Kitchen**

8' 9" x 13' 2" ( 2.67m x 4.01m )

having range of units at wall and base level, one and half bowl sink, work tops and tiled splashbacks.

Integrated electric oven, four ring gas hob and extractor. Integrated slimline dishwasher.

### **Utility Room**

6' 1" x 5' 11" ( 1.85m x 1.80m )

having range of units at wall and base level, space and plumbing for white appliances. Door to rear garden.

### **Bedroom 1**

12' 3" x 10' 4" ( 3.73m x 3.15m )

having laminate flooring.

### **Ensuite**

having shower cubicle with shower, low level WC and sink.

### **Bedroom 2**

9' 3" x 10' 4" ( 2.82m x 3.15m )

having fitted wardrobes and cupboards. Laminate flooring.

### **Bedroom 3**

9' 3" x 8' 5" ( 2.82m x 2.57m )

### **Shower Room**

having double shower cubicle with shower, low level WC and pedestal wash hand basin. Fully tiled walls and heated towel rail.

### **Gargage**

18' 5" x 9' 4" ( 5.61m x 2.84m )

having up and over door.

### **Outside**

the property is set on a corner plot with lawn to the front. Rear dual gated access giving access to both front and rear garden and Off Road Parking leading to the garage. The rear garden is enclosed by fencing, large patio area, lawn with shrubs and plants to borders.



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welcome to

## Kings Road, Holbeach Spalding

- Three Bedroom Detached Bungalow Being Sold With NO CHAIN
- Newly Fitted Modern Kitchen And Utility
- Family Shower Room And Ensuite To Master
- Ample Off Road Parking And Single Garage
- Town Centre Location With Local Amenities

Tenure: Freehold EPC Rating: D

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106027 - 0008

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