



Haven Close, Holbeach Spalding PE12 8NS



welcome to

Haven Close, Holbeach Spalding

FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. Well presented & spacious throughout. Two reception rooms, LARGE OPEN PLAN KITCHEN DINING LIVING AREA & utility. Family bathroom, TWO EN-SUITES & downstairs WC. Ample parking & enclosed rear garden with LAWN & PATIO SEATING AREA. WITH REGUALR BUS ROUTE.



Entrance Hall

having stairs to first floor LVT flooring.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)
having LVT flooring.

Dining Area

12' 2" x 9' 1" (3.71m x 2.77m)
having LVT flooring and built-in storage cupboard.

Living Area

12' 1" x 12' 3" (3.68m x 3.73m)
having LVT flooring and bi- fold doors to side.

Kitchen

13' 11" x 12' 1" (4.24m x 3.68m)
having units at wall and base level, one and half bowl sink, integrated double electric oven, four ring induction hob, extractor, microwave, fridge, dishwasher and wine fridge.

Utility Room

12' 5" x 16' 3" (3.78m x 4.95m)
having units at wall and base level, space for washing machine and tumble drier. Wall mounted gas boiler.

Cloakroom

having low level WC, sink, heated towel rail and LVT flooring.

Landing

having loft access.

Bedroom 1

12' 6" x 12' 9" (3.81m x 3.89m)

Dressing Room

9' 5" x 7' 7" (2.87m x 2.31m)

Ensuite

having double shower cubicle with dual head thermostat shower, low level WC and inset sink. Heated towel rail, extractor, shaving point and tiled floor.

Bedroom 2

12' 2" x 14' (3.71m x 4.27m)

Ensuite

having shower cubicle with dual head thermostat shower, low level WC and sink. Extractor, heated towel rail and shaving point.

Bedroom 3

10' 5" x 11' 5" (3.17m x 3.48m)

Bedroom 4

8' 11" x 10' 3" (2.72m x 3.12m)
having built- in double wardrobe.

Bathroom

having bath, low level WC and pedestal wash hand basin. Tiled walls and shaving point.

Outside

the property sits back behind a gravel drive offering off road parking for 2-3 cars. Side gate giving access to both sides. The rear garden is enclosed by fencing having lawn with slate border to rear and patio seating area to side. Space for a timber garden shed with electric.



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welcome to

Haven Close, Holbeach Spalding

- WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & A LARGE OPEN PLAN KITCHEN DINING LIVING AREA
- FAMILY BATHROOM, TWO EN-SUITES & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & ENCLOSED REAR GARDEN
- QUIET LOCATION ON THE OUTSKIRTS OF HOLBEACH

Tenure: Freehold EPC Rating: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106353 - 0006

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