

Market Rasen Way, Holbeach Spalding PE12 7QX



welcome to

Market Rasen Way, Holbeach Spalding

STEP ONTO THE LADDER. This 3 bedroom semi detached house is situated within walking distance of Holbeach offering local amenities, cafes and pubs. With good sized accommodation ideal for entertaining. With the A17 close by ideal for commuting to Kings Lynn and Spalding. CALL THE TEAM TODAY TO VIEW.

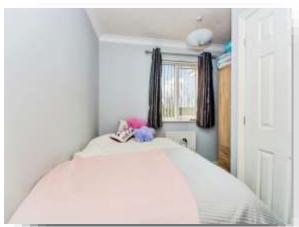












Lounge

11' 7" x 17' 1" (3.53m x 5.21m)

having attractive fireplace with inset gas fire. French doors to rear.

Kitchen

10' 9" x 14' 3" (3.28m x 4.34m)

having range of units at wall and base level, stainless steel sink, built-in oven, electric hob and extractor fan. Integrated fridge/freezer and microwave. Space for washing machine and bay window to front.

Bedroom 1

8' 5" x 14' 3" (2.57m x 4.34m) having window to front.

Bedroom 2

9' 10" x 11' 7" (3.00m x 3.53m) having window to rear.

Bedroom 3

10' 5" x 6' (3.17m x 1.83m) having window to front.

Shower Room

having shower cubicle, low level WC and wash hand basin. Tiled walls and heated towel rail.

Garage

16' 10" x 8' 9" (5.13m x 2.67m) having up and over door.

Outside

the property is set back behind a lawn area with gravel driveway offering Off Road Parking. The rear garden is enclosed by fencing with lawn and patio area.





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- MODERN SEMI DETACHED HOUSE
- CLOSE TO SCHOOLS WITH GOOD ROAD LINKS TO A 17
- THREE BEDROOMS
- GARAGE OFF ROAD PARKING AND REAR GARDEN
- SHOWER ROOM

Tenure: Freehold EPC Rating: D

£200,000









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Property Ref: LST106389 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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