



**The Brambles, Holbeach Spalding PE12 7JU**

**welcome to**

**The Brambles, Holbeach Spalding**

MUST BE VIEWED. This delightful family home is situated in a cul de sac location within walking distance of Holbeach which offers local amenities, schools, cafes and pubs. With spacious accommodation ideal for family activities, With Garage ideal for all of those boys toys. Generous Off Road Parking



### **Lounge**

11' 7" x 18' 4" ( 3.53m x 5.59m )

having bay window to front and french doors to rear.  
Electric fire and tiled floor.

### **Kitchen**

9' 4" x 18' 4" ( 2.84m x 5.59m )

having range of units at wall and base level,  
worktops and stainless steel sink. Integrated oven,  
hob and extractor. Pantry, space for dishwasher and  
window to rear.

### **Utility Room**

9' 4" x 7' ( 2.84m x 2.13m )

having space for washing machine,

### **Cloakroom**

having low level WC, wash hand basin and fully tiled  
walls.

### **Landing**

having airing cupboard.

### **Bedroom 1**

12' 11" x 9' 5" ( 3.94m x 2.87m )

having window to front.

### **Ensuite**

having shower cubicle, low level WC and wash hand  
basin. Fully tiled walls and window to side.

### **Bedroom 2**

13' 4" x 8' 11" ( 4.06m x 2.72m )

having window to front.

### **Bedroom 3**

9' 1" x 7' 10" ( 2.77m x 2.39m )

having window to side.

### **Bathroom**

having bath, low level WC and wash hand basin.  
Tiled splashbacks, tiled floor and window to rear.

### **Garage**

17' 4" x 8' 8" ( 5.28m x 2.64m )

having up and over door, power and light. With  
storage above.

### **Outside**

the property is approached over a gravel driveway  
offering off road parking. The rear garden is laid to  
lawn with patio area, shed and having the benefit of  
outside electric.



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welcome to

## The Brambles, Holbeach Spalding

- DETACHED FAMILY HOME SITUATED WITHIN WALKING DISTANCE OF TOWN
- SOCIABLE KITCHEN IDEAL FOR ENTERTAINING
- THREE BEDROOMS
- FAMILY BATHROOM AND ENSUITE
- GARAGE, GENEROUS OFF ROAD PARKING AND GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106258 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**