



Fleet Bank, Holbeach Spalding PE12 8LW

welcome to

Fleet Bank, Holbeach Spalding

LOOKING FOR SOMETHING DIFFERENT. This Non Estate Bungalow is situated in a large plot of around 0,45 Acre with wrap around gardens and field views. Situated in a semi rural location but having the added benefit of amenities a short drive away. With spacious accommodation this property is a real gem.



Lounge

17' 2" x 14' 4" (5.23m x 4.37m)

having attractive fireplace with electric fire, bay window to side and further window to front. Internal archway into:

Dining Room

13' 7" x 10' 10" (4.14m x 3.30m)

having french doors to Garden Room, window to side. Archway leading into:

Kitchen

13' 7" x 22' 2" (4.14m x 6.76m)

having range of units at wall and base level, quartz stone worktops with inset sink and tiled splashbacks. Integrated double oven, microwave, fridge and dishwasher. Integrated induction hob with extractor hood over. Tiled floor and window to rear.

Garden Room

having french doors leading to rear garden and window to both sides.

Boot Room

7' 2" x 6' 7" (2.18m x 2.01m)

having french doors to garden, window to rear and floor mounted boiler.

Utility Room

7' 4" x 7' 6" (2.24m x 2.29m)

having units at wall and base level, space for washing machine and tumble drier. Window to rear.

Cloakroom

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

Bedroom 1

14' 7" x 12' 5" (4.45m x 3.78m)

having fitted wardrobes and cupboards. Window to side.

Ensuite

having double corner shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls,

extractor fan, heated towel rail and window to side.

Bedroom 2

9' 10" x 13' (3.00m x 3.96m)

having fitted wardrobes with cupboards and window to front.

Bedroom 3

9' 1" x 9' 5" (2.77m x 2.87m)

having fitted wardrobes and window to front.

Bathroom

having bath with mixer tap and built-in mixer shower over, low level WC and vanity unit with inset sink. Fully tiled walls, heated towel rail, extractor fan and skylight window.

Double Garage

18' x 16' 10" (5.49m x 5.13m)

having electric and manual up and over doors, window to side, power and light.

Outside

the property sits on a large plot having mature trees to the front. The circular driveway offers off road parking for several vehicles, To the side of the property there is hedging, shrubs and a lawn area. The rear garden is partly enclosed by hedging and lawn. Having a further patio area adjacent to the garden room and boot room ideal for entertaining. Summer House.



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welcome to

Fleet Bank, Holbeach Spalding

- DETACHED BUNGALOW IN SEMI RURAL LOCATION
- GOOD SIZED ACCOMMODATION WITH THREE BEDROOMS AND THREE RECEPTION ROOMS
- FAMILY BATHROOM, ENSUITE AND CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WRAP AROUND GARDENS WITH FIELD VIEWS

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106374 - 0009

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