



Greenwich Avenue, Holbeach Spalding PE12 7JF

welcome to

Greenwich Avenue, Holbeach Spalding

FAMILY LIVING With Plenty of Room for the Family and Friends when they visit this Spacious Detached House with Kitchen/Diner 3 Bedrooms. Ensuite to Master, Bathroom and Cloakroom. Set in popular modern development. With excellent road links to the A17 making commuting to the larger towns a breeze.



Lounge

17' x 11' Plus Recess (5.18m x 3.35m Plus Recess)
having 2 windows to front.

Kitchen/ Diner

20' 6" x 8' 11" (6.25m x 2.72m)
having range of units at wall and base level,
worktops with composite sink and tiled splashbacks.
Built-in double oven, gas hob and extractor. Window
to rear.

Utility Room

9' x 5' 4" (2.74m x 1.63m)
having space for washing machine and boiler.

Cloakroom

having low level WC and wash hand basin.

Landing

having airing cupboard and loft hatch.

Bedroom 1

13' x 15' (3.96m x 4.57m)
having built-in wardrobe and window to rear.

Ensuite

having shower, low level WC, wash hand basin and
window to rear.

Bedroom 2

10' 4" x 12' 8" (3.15m x 3.86m)
having built-in wardrobe and 2 windows to front.

Bedroom 3

9' 9" x 10' 2" (2.97m x 3.10m)
having built-in wardrobe and window to front.

Bathroom

having bath, separate shower cubicle, low level WC
and pedestal wash hand basin. Extractor fan and
window to rear.

Double Garage

16' 2" x 16' 3" (4.93m x 4.95m)
having 2 up and over doors with power and light.

Side door.

Outside

the property sits back behind a driveway offering off
road parking. The enclosed rear garden is laid to
lawn with patio area ideal for enjoying summer
nights.



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welcome to

Greenwich Avenue, Holbeach Spalding

- DETACHED FAMILY HOUSE CLOSE TO THE TOWN CENTRE
- THREE BEDROOMS WITH ENSUITE TO MASTER
- MODERN KITCHEN/ DINER IDEAL FOR ENTERTAINING
- DOUBLE GARAGE AND ENCLOSED GARDEN
- NO CHAIN

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106516 - 0003

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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