



**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 REDECORATED THROUGHOUT FAMILY HOUSE
- THREE BEDROOMS WITH ENSUITE TO MASTER
- MODERN KITCHEN/ DINER IDEAL FOR ENTERTAINING
- DOUBLE GARAGE AND ENCLOSED GARDEN
- NO CHAIN

Tenure: Freehold EPC Rating: C

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106516 - 0004

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