



Hix Close, Holbeach SPALDING PE12 7EN

welcome to

Hix Close, Holbeach SPALDING

This well presented family home is situated within walking distance of town. Offering local amenities, cafes, pubs, doctors and both primary and secondary schools. The spacious accommodation is ideal for family living and entertaining friends and family. **DON'T DELAY BOOK YOUR VIEWING TODAY.**



Lounge/ Diner

24' x 11' 9" (7.32m x 3.58m)

having attractive fireplace with inset gas fire, windows to front and rear.

Kitchen

9' 2" x 9' 1" (2.79m x 2.77m)

having range of units at wall and base level, worktops with ceramic sink. Integrated fridge and space for cooker. Window to rear and ceramic floor tiles.

Utility Room

5' 9" x 7' 3" (1.75m x 2.21m)

having worktop with space for washing machine and dishwasher. Having door to garden, windows to rear and side and door to garage.

Cloakroom

having low level WC, vanity unit with sink, fully tiled walls and window to side.

Bedroom 1

13' 3" x 9' 9" (4.04m x 2.97m)

having fitted wardrobes with over head storage cupboards. Window to front.

Bedroom 2

10' 7" x 9' 10" (3.23m x 3.00m)

having window to rear.

Bedroom 3

7' 11" x 9' 2" Max (2.41m x 2.79m Max)

having window to front.

Bathroom

having bath with electric shower over, low level WC and vanity wash hand basin. Fully tiled walls, airing cupboard housing combi boiler and window to rear.

Garage

15' 4" x 7' 9" (4.67m x 2.36m)

having up and over door, power and light.

Outside

the property sits back behind decorative granite chipping offering off road parking. Gates either side lead to the enclosed rear garden which is low maintenance with granite chipping patio area and garden shed.



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Hix Close, Holbeach SPALDING

- FAMILY HOME IS POPULAR LOCATION
- SPACIOUS ACCOMMODATION IDEAL FOR ENTERTAINING
- THREE BEDROOMS, FAMILY BATHROOM AND CLOAKROOM
- GARAGE, OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- CLOSE TO SCHOOLS AND GOOD ROAD LINKS TO A17

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106522 - 0008

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.

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



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



williamhbrown.co.uk