

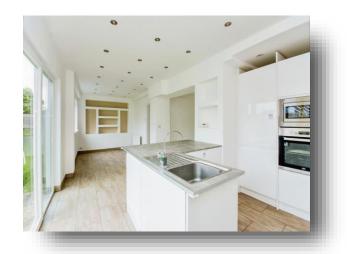




## welcome to

# **Langwith Drive, Holbeach Spalding**

FAMILY LIVING. This Detached family home is situated in the popular town of Holbeach. With spacious accommodation offering both entertaining space of individual activities. The A17 is popular with commuters with good road links to Spalding, Boston and Kings Lynn. BEING SOLD WITH NO CHAIN.













### Lounge

12' 4" x 22' 4" ( 3.76m x 6.81m ) having window to front and two to side.

## **Family Room**

11' 5" Max x 8' 8" ( 3.48m Max x 2.64m ) having integrated shelves and window to rear.

#### Kitchen

17' 3" x 12' 2" ( 5.26m x 3.71m )

having range of units at wall and base level, work tops with stainless steel sink, integrated dishwasher and fridge freezer. Eye level built-in oven with hob. Ceramic floor tiles.

## **Utility Room**

8' 3" x 7' 11" ( 2.51m x 2.41m )

having range of base units with worktops over. Space for washing machine, wall mounted boiler and window to side.

#### Claokroom

having low level WC and wash hand basin.

#### **Bedroom 1**

11' 2" x 11' 9" ( 3.40m x 3.58m ) having walk-in wardrobe and window to side.

## **Ensuite**

having bath, shower cubicle, low level WC and wash hand basin.

## **Bedroom 2**

9' 2" x 10' 6" ( 2.79m x 3.20m ) having window to rear.

#### **Ensuite**

having bath, low level WC and wash hand basin. Heated towel rail.

## **Bedroom 3**

8' 7" x 17' 10" ( 2.62m x 5.44m ) having window to front.

## **Ensuite**

having shower cubicle, low level WC and wash hand basin. Heated towel rail.

#### **Bedroom 4**

10' 11" x 11' 8" ( 3.33m x 3.56m ) having window to front.

### **Bedroom 5**

6' 8" x 7' 3" ( 2.03m x 2.21m ) having window to front.

#### **Bathroom**

having shower cubicle, low level WC and vanity unit.

## Garage

15' 8" x 8' 9" ( 4.78m x 2.67m ) having up and over door, power and light.

#### Outside

the property sits back behind a gravel driveway offering off road parking for several cars and electric charging point. The rear garden is enclosed with lawn area and garden shed.





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# **Langwith Drive, Holbeach Spalding**

- DETACHED FAMILY HOME IN TOWN CENTRE LOCATION
- FIVE BEDROOMS WITH THREE ENSUITES AND FAMILY BATHROOM
- SPACIOUS KITCHEN AND TWO RECEPTION ROOMS
- **GARAGE AND REAR GARDEN**
- **NO CHAIN**

Tenure: Freehold EPC Rating: C

# £300,000







Spalding Rd Hix Cl Webury Gardens Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106559



Property Ref: LST106559 - 0002 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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