



**Prostones Little Marsh Lane, Holbeach Spalding PE12 8NW**



**welcome to**

**Prostones Little Marsh Lane, Holbeach Spalding**

VILLAGE SETTING WITH AMENITIES A SHORT DISTANCE AWAY. This modern house is less than 5 years old. With spacious accommodation for both family time and entertaining friends. Situated close to a primary school and pub with good proximity to the A17 for commuting. WITH COUNTRYSIDE VIEWS TO THE FRONT.



### **Lounge**

10' 10" x 16' 2" ( 3.30m x 4.93m )  
having french doors leading to garden and conservatory. Window to rear.

### **Kitchen/Diner**

16' 2" x 12' 7" Max ( 4.93m x 3.84m Max )  
having range of units at wall and base level, stainless steel sink, worktops, integrated fridge/freezer and dishwasher. Further space for washing machine and tumble drier. Eye level oven, induction hob and extractor fan. Water softener and window to front.

### **Conservatory**

12' 9" x 9' 2" ( 3.89m x 2.79m )  
being of brick and UPVC construction.

### **Cloakroom**

having low level WC and sink. With window to side.

### **Landing**

having window to side and loft hatch.

### **Bedroom 1**

9' 5" x 13' 1" ( 2.87m x 3.99m )  
having window to rear.

### **Bedroom 2**

9' 5" x 14' ( 2.87m x 4.27m )  
having window to front.

### **Bedroom 3**

6' 5" x 8' 1" ( 1.96m x 2.46m )  
having window to rear.

### **Bathroom**

having bath, shower cubicle, low level WC and wash hand basin. Heated towel rail, partly tiled walls and window to front.

### **Garage**

9' x 18' 7" ( 2.74m x 5.66m )  
having electric roller door, boiler, power and light,

### **Outside**

the property sits back behind a good sized gravel driveway offering off road parking for several cars. The enclosed rear garden is low maintenance with patio area and gravel. Garden shed.



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## Prostones Little Marsh Lane, Holbeach Spalding

- MODERN DETACHED HOUSE BUILT IN 2019
- THREE BEDROOMS, KITCHEN/DINER AND CONSERVATORY
- FAMILY BATHROOM WITH BOTH BATH AND SHOWER CUBICLE
- VILLAGE LOCATION WITH COUNTRYSIDE VIEWS
- NO CHAIN

Tenure: Freehold EPC Rating: B

# £250,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST106579 - 0007

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