



Fleet Road, Holbeach SPALDING PE12 8LE

welcome to

Fleet Road, Holbeach SPALDING

MUST BE VIEWIED. MODERN DETACHED BUNGALOW OFFERING SPACIOUS ACCOMMODATION, With three generous bedrooms. GOOD SIZED LOUNGE & KITCHEN DINER. Family bathroom & EN-SUITE TO MASTER. Garden to all four sides, PRIVATE DRIVEWAY TO THE REAR & a detached SINGLE GARAGE. Regular Bus Route To Towns.



Entrance Hall

having built-in airing cupboard with hot water tank

Lounge

19' 7" x 11' 8" (5.97m x 3.56m)

having feature brick fireplace and French doors to rear leading to garden

Kitchen/Diner

22' 1" x 10' 2" (6.73m x 3.10m)

having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, grill, five ring gas hob and extractor. Space for washing machine and tumble dryer. Underfloor heating and side door to garden

Bedroom 1

11' 11" x 11' 2" (3.63m x 3.40m)

having window to rear.

Dressing Area

8' 2" x 5' 10" (2.49m x 1.78m)

Ensuite

having shower cubicle. low level WC and wash hand basin. Tiled walls and floor and extractor fan.

Bedroom 2

11' 8" x 9' 4" (3.56m x 2.84m)

having window to front.

Bedroom 3

7' 10" x 9' 4" (2.39m x 2.84m)

having window to front.

Bathroom

having bath with electric shower over, low level WC and pedestal wash hand basin. Fully tiled walls and extractor.

Garage

17' 5" x 9' 8" (5.31m x 2.95m)

having up and over door, power and lighting

Outside

the front garden is low maintenance and laid to

gravel with a range of trees and bushes. A pathway leads to the front door and to the side of the property leading to the rear garden. The rear garden is also low maintenance with a large patio area for seating and a further gravelled area to the right hand side. There is a small lawned area to the left hand side of the property with a pathway leading to a side gate. There is a private driveway to the rear of the property that is accessed from Proctors Close and provides off road parking for several vehicles, as well as giving access to a detached single garage



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welcome to

Fleet Road, Holbeach SPALDING

- THREE BEDROOM MODERN DETACHED BUNGALOW BUILT IN CIRCA 2007
- SPACIOUS LOUNGE & KITCHEN DINER
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- GOOD BUS ROUTE TO LARGER TOWNS

Tenure: Freehold EPC Rating: D

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106497 - 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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