

**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, Dining Room Four Bedrooms. Ensuite to Master, Bathroom and Cloakroom. With excellent road links to the A17 making commuting to the larger towns a breeze.













#### Lounge

16' 11" x 14' 3" ( 5.16m x 4.34m ) having window to front.

#### Kitchen

20' 3" x 8' 10" (  $6.17m \times 2.69m$  ) having range of units at wall and base level,

worktops with composite sink and chef tap. Breakfast bar, integrated fridge/ freezer and dishwasher. Double oven and 5 ring gas hob.

## **Dining Room**

11' 11"  $\bar{x}$  10' 10" ( 3.63m x 3.30m ) having patio doors to side and window to rear.

## **Utility Room**

5' 3" x 8' 10" ( 1.60m x 2.69m ) having units at wall and base level, space for washing machine and tumble dryer.

### Cloakroom

having low level WC and wash hand basin.

## Landing

having airing cupboard and loft.

### **Bedroom 1**

13' 8" x 9' 10" (4.17m x 3.00m) having built-in wardrobe and window to rear.

### **Ensuite**

having shower cubicle, low level WC and wash hand basin. Window to rear.

### **Bedroom 2**

15' 2" x 8' 7" (4.62m x 2.62m) having built-in wardrobe, loft and window to front.

### Bedroom 3

10' 3" x 12' 3" ( 3.12m x 3.73m ) having two built-in wardrobes and window to front.

### **Bedroom 4**

10' 2" x 9' 10" ( 3.10m x 3.00m ) having fitted wardrobes and window to front.

#### **Bathroom**

having bath with shower attachment, low level WC and wash hand basin. Partly tiled walls and window to rear.

### Garage

17' 3" x 8' 10" ( 5.26m x 2.69m ) having electric roller door.

#### Outside

the front of the property is approached via a driveway offering Off Road Parking. The rear garden is laid to shingle with patio area. Shed with electric and gazebo.





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# **Greenwich Avenue, Holbeach SPALDING**

- **DETACHED FAMILY HOME**
- FOUR BEDROOMS WITTH ENSUITE TO MASTER
- LOUNGE WITH OPENING TO DINING ROOM
- GARAGE AND OFF ROAD PARKING
- **GOOD ROAD LINKS TO A17**

Tenure: Freehold EPC Rating: C

£325,000







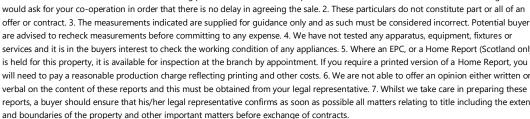


Please note the marker reflects the postcode not the actual property

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Property Ref: LST106719 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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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