



Sandringham Court, Holbeach Spalding PE12 7RL

welcome to

Sandringham Court, Holbeach Spalding

BEING SOLD WITH NO CHAIN. This Modern Detached Bungalow is situated within walking distance of town. With good sized accommodation ideal for family and friends to visit. Situated within walking distance of Aldi and other amenities, doctors and dentists. Having a regular bus service to larger towns.



Hall

having airing cupboard, separate storage cupboard and loft hatch.

Lounge

14' 11" x 11' 7" (4.55m x 3.53m)
having fireplace with gas fire (currently disconnected), patio doors leading to Conservatory.

Conservatory

8' 6" x 11' 5" (2.59m x 3.48m)
being of brick and UPVC construction with french doors leading to the garden.

Kitchen

10' 1" x 10' 10" (3.07m x 3.30m)
having range of units at wall and base level, worktops with inset sink. built-in oven with gas hob. Vinyl flooring.

Utility Room

7' 5" x 5' 3" (2.26m x 1.60m)
having worktops with inset stainless steel sink, space for washing machine and tumble dryer. Vinyl flooring and door to rear.

Cloakroom

having low level WC, wash hand basin and vinyl flooring.

Bedroom 1

10' 11" x 12' 1" (3.33m x 3.68m)
having bay window to front.

Ensuite

having shower cubicle, low level WC and wash hand basin. Extractor fan and tiled floor.

Bedroom 2

11' 8" x 12' 3" (3.56m x 3.73m)
having fitted wardrobe and window to front.

Bedroom 3

7' 8" x 10' 5" (2.34m x 3.17m)
having window to rear.

Bathroom

having bath, shower cubicle, low level WC and wash hand basin. Extractor fan, laminate flooring,

Garage

16' 4" x 7' 2" (4.98m x 2.18m)
having up and over door, power and light.

Outside

the property is situated on a corner plot with Off Road Parking for one car. The rear garden is laid to lawn with patio area, outside tap and socket.



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Sandringham Court, Holbeach Spalding

- DETACHED BUNGALOW ON CORNER PLOT
- LOUNGE WITH CONSERVATORY OVER LOOKING THE GOOD SIZED GARDEN
- THREE BEDROOMS WITH ENSUITE TO MASTER
- FAMILY BATHROOM WITH BOTH BATH AND SEPARATE SHOWER CUBICLE
- NO CHAIN

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

offers over

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106867 - 0012

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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