



**Kiwanja Hurn Bank, Holbeach Spalding PE12 8JQ**



**welcome to**

**Kiwanja Hurn Bank, Holbeach Spalding**

Four double bedroom family home, OPEN VIEWS TO THE REAR OVER FARMLAND. Two reception rooms, CONSERVATORY EXTENSION, kitchen & utility. Family bathroom & DOWNSTAIRS WC. Ample off road parking, ATTACHED DOUBLE GARAGE, detached single garage & PLOT OF APPROXIMATELY 0.6 ACRES (sts)



**Entrance Porch****Lounge**

11' 9" x 20' 6" ( 3.58m x 6.25m )

having window to front and rear.

**Dining Room**

10' 1" x 11' 2" ( 3.07m x 3.40m )

having attractive fireplace, bay window to front.

**Kitchen**

17' 3" x 8' 11" ( 5.26m x 2.72m )

having range of units at wall and base level, worktops with one and half bowl sink. Breakfast bar, space for double range oven and fridge. Understairs pantry, tiled floor and window to rear.

**Utility Room**

6' 6" x 8' 8" ( 1.98m x 2.64m )

having worktops with inset sink, floor based oil boiler and window to rear.

**Conservatory**

11' 4" x 20' 1" ( 3.45m x 6.12m )

being of brick and UPVC construction. Doors to garden.

**Cloakroom**

having low level WC and wash hand basin. Tiled floor.

**Landing**

having loft access.

**Bedroom 1**

12' x 10' 6" ( 3.66m x 3.20m )

having window to front.

**Bedroom 2**

10' 1" x 12' ( 3.07m x 3.66m )

having window to rear.

**Bedroom 3**

8' 11" x 10' 3" ( 2.72m x 3.12m )

having fitted wardrobe and window to front.

**Bedroom 4**

8' 11" x 10' 2" ( 2.72m x 3.10m )

having fitted storage area and window to rear.

**Bathroom**

having bath with shower over, low level WC and wash hand basin. Tiled wood flooring and window to rear.

**Double Garage**

17' x 15' ( 5.18m x 4.57m )

having up and over door, power and light.

**Seperate Garage**

10' 4" x 17' 11" ( 3.15m x 5.46m )

having up and over door, power and light,

**Outside**

the property is approached over a gravel driveway offering off road parking for several cars. The rear garden has a small lawned area to the left hand side with field views. To the right of the property there is a large garden enclosed by mature hedging with lawn and mature trees. There is a further gated access area that is mature meadow with open field views.



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**welcome to**

## **Kiwanja Hurn Bank, Holbeach Spalding**

- FOUR DOUBLE BEDROOM DETACHED HOUSE WITH 0.6 ACRE PLOT (STS)
- TWO RECEPTION ROOMS, CONSERVATORY EXTENSION & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE PARKING, ATTACHED DOUBLE GARAGE & DETACHED SINGLE GARAGE
- RURAL LOCATION WITH FAR REACHING OPEN VIEWS TO REAR

Tenure: Freehold EPC Rating: D

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106674 - 0004

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