

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.





### 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









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Property Ref: LST106674 - 0004 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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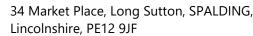
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