



Plot 2 Orchard Close, Holbeach Spalding PE12 8AR

welcome to

Plot 2 Orchard Close, Holbeach Spalding

Brand new executive three bedroom detached bungalow, QUIET LOCATION WITH OPEN FIELD VIEWS TO REAR. Large open plan kitchen living area & utility. FAMILY BATHROOM & EN-SUITE TO MASTER. Off road parking, ATTACHED SINGLE GARAGE & enclosed rear garden. DEVELOPER CONTRIBUTION TOWARDS KITCHEN & FLOORING



Entrance Hall

having loft access, fitted smoke detector and doors off to all main rooms

Open Plan Living Kitchen Diner

10' 7" x 33' 9" (3.23m x 10.29m)
with Bi-folding doors to the rear garden, fitted smoke detector and door to:

Utility Room

6' 7" x 5' 10" (2.01m x 1.78m)
rear door to garden

Bedroom 1

12' 6" x 11' 8" (3.81m x 3.56m)
door to:

Ensuite

5' 8" x 5' 7" (1.73m x 1.70m)
when complete, the en-suite will comprise of shower cubicle with dual head thermostatic shower, low level WC and inset sink with cupboard beneath

Bedroom 2

9' 1" x 11' 2" (2.77m x 3.40m)

Bedroom 3

8' 10" x 10' 9" (2.69m x 3.28m)

Bathroom

6' 5" x 11' 1" (1.96m x 3.38m)
when complete, the bathroom will comprise of walk-in double shower cubicle with dual head thermostatic shower, low level WC and inset sink with cupboard beneath

Garage

20' x 10' 10" (6.10m x 3.30m)
having electric roller door, power and light. Side access door and external EV charging point.

Outside

the property has a gravel drive with off road parking for 1/2 cars. Side access gate to rear garden. The rear garden is enclosed by fencing with lawn and patio seating area, as well as having an outside tap and power. With the added bonus of open field views to

the rear.

Property Specifications

the property has been fitted with an air source heat pump and underfloor heating throughout, as well as having solar panels fitted with battery storage giving the property 'A' rated efficiency. Each room in the property has its own wall mounted thermostat meaning that temperature can be controlled room by room, as well as having USB port plug sockets. There is also an EV charging point fitted externally on the garage and 'up and down' lights on the property



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Plot 2 Orchard Close, Holbeach Spalding

- BRAND NEW EXECUTIVE THREE BEDROOM DETACHED BUNGALOW
- LARGE OPEN PLAN KITCHEN LIVING AREA & UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- OFF ROAD PARKING & ATTACHED SINGLE GARAGE
- OPEN FIELD VIEWS TO THE REAR

Tenure: Freehold EPC Rating: Exempt

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106980 - 0003

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