

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 walkin 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

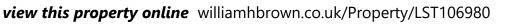
the property has a gravel drive with off road parking for 1/2 cars. Side access gate to rear garden. The rear garden is enclosed by fencing with lawn and patio seating area, as well as having an outside tap and power. With the added bonus of open field views to



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





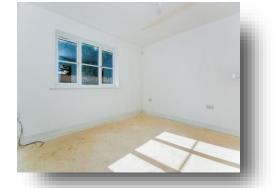
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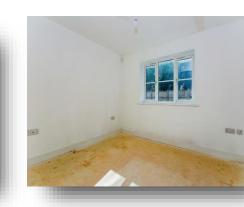
- BRAND NEW EXECUTIVE THREE BEDROOM
 DETACHED BUNGALOW
- LARGE OPEN PLAN KITCHEN LIVING AREA & UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- OFF ROAD PARKING & ATTACHED SINGLE GARAGE
- OPEN FIELD VIEWS TO THE REAR

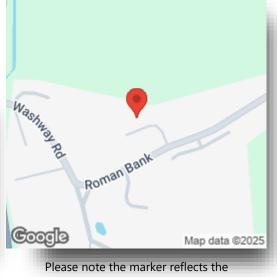
Tenure: Freehold EPC Rating: Exempt

£335,000









postcode not the actual property



Property Ref: LST106980 - 0003 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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