



Arsur Orchard Close, Holbeach Spalding PE12 8AR

welcome to

Arsur Orchard Close, Holbeach Spalding

BRAND NEW EXECUTIVE THREE BEDROOM BUNGALOW, high quality internal fixtures & fittings. Large OPEN PLAN KITCHEN LIVING AREA & utility. Family bathroom & EN-SUITE TO MASTER. Ample off road parking, ATTACHED SINGLE GARAGE & enclosed rear garden benefitting from OPEN FIELD VIEWS



Entrance Hall

having loft access, carpet, 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)

having range of units at wall and base level, quartz work surfaces with one and half ceramic sink. Integrated Bosch electric oven, Bosch five-ring induction hob, grill and stainless steel extractor. Integrated fridge freezer and dishwasher. Bi-folding doors from living area to the rear garden, Vinyl flooring in kitchen area, carpet in the lounge/living area and fitted smoke detector.

Utility Room

6' 7" x 5' 8" (2.01m x 1.73m)

having a fitted base unit, quartz work surfaces with single bowl ceramic sink. Space for washing machine and tumble dryer. Extractor fan, vinyl flooring and door to garden.

Bedroom 1

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

fitted carpet and door to:

Ensuite

having shower cubicle with dual head thermostat shower, low level WC and inset sink with cupboard beneath. Extractor fan, heated towel rail, LVT flooring and wall mounted mirror with light.

Bedroom 2

9' 1" x 11' 1" (2.77m x 3.38m)

fitted carpet

Bedroom 3

8' 4" x 10' 8" (2.54m x 3.25m)

fitted carpet

Bathroom

6' 6" x 11' 1" (1.98m x 3.38m)

having walk-in double shower cubicle with dual head thermostatic shower, low level WC and inset sink with cupboard beneath. Extractor fan, heated towel

rail, LVT flooring and wall mounted mirror with light.

Outside

the property has a gravel driveway offering off road parking for 2/3 cars, small lawn and side access to the rear garden. The rear garden is fully enclosed with fencing, lawn and patio seating area, as well as benefitting from an outside tap and power. With the added bonus of open field views to the rear

Garage

20' x 10' 10" (6.10m x 3.30m)

having electric roller door, power and lighting. Side access door, External EV charging point.

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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Arsur Orchard Close, Holbeach Spalding

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

Tenure: Freehold EPC Rating: A

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106981 - 0004

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