

Langwith Gardens, Holbeach SPALDING PE12 7JN

# welcome to

# Langwith Gardens, Holbeach SPALDING

Three bedroom detached property, SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE. Open plan lounge diner, kitchen, utility & CONSERVATORY EXTENSION. First floor WET ROOM & downstairs WC. Ample off road parking for vehicles INCLUDING CARAVAN/MOTORHOME, Single garage & fully enclosed wraparound garden













#### **Entrance Porch**

internal door to:

#### **Entrance Hall**

having stairs to first floor, wood effect laminate flooring, door to kitchen and door to:

### **Lounge Diner**

24' 6" x 11' 11" max ( 7.47m x 3.63m max ) wood effect laminate flooring and French doors to:

### Conservatory

10' 4" x 9' 1" ( 3.15m x 2.77m ) wall mounted electric heater/radiator and French doors to rear garden

#### Kitchen

9' 7" x 9' 1" ( 2.92m x 2.77m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, four ring induction hob and stainless steel extractor. Tiled floor, door to under stairs cupboard, door to pantry cupboard housing fridge freezer and door to:

### Utility

5' 11" x 8' (1.80m x 2.44m)

having space for washing machine, tumble dryer and slimline dishwasher. Tiled floor, door to rear garden and door to:

#### Wc

2' 11" x 4' 7" ( 0.89m x 1.40m ) comprising two piece suite of WC and sink. Tiled floor

# Landing

having loft access and doors off to all first floor rooms

### **Bedroom 1**

13' 6" x 10' (4.11m x 3.05m)

## Bedroom 2

10' 8" x 9' 11" ( 3.25m x 3.02m )

**Bedroom 3** 

6' 9" x 8' 2" ( 2.06m x 2.49m )

### **Wet Room**

6' 5" x 8' (1.96m x 2.44m)

comprising three piece suite of WC, pedestal sink and wet room style walk-in shower area with thermostatic shower. Wet room style flooring, extractor, Mermaid panelling in shower area and built-in airing cupboard with wall mounted gas combi boiler

#### **Outside**

the front of the property offers a great deal of parking and is laid to block paving and gravel. The gravel area extends to the left hand side where it would be suitable to store a works van, caravan or motorhome. A side gate leads to the garden which starts at the front of the plot and extends to the rear, being laid to a combination of lawn with gravel borders and a low maintenance gravel area to the rear. A concrete path leads around the property and to the rear there is a timber garden shed and an undercover patio seating area

## Garage

15' 11" x 8' (4.85m x 2.44m)

having electric up and over door, power and lighting





# welcome to

# Langwith Gardens, Holbeach SPALDING

- THREE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE DINER & CONSERVATORY **EXTENSION**
- **FAMILY BATHROOM & DOWNSTAIRS WC**
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED WRAPAROUND GARDEN

Tenure: Freehold EPC Rating: C Council Tax Band: C

offers over

£280,000

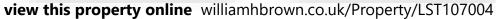








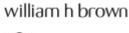
postcode not the actual property





Property Ref: LST107004 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.