



Pipwell Meadows, Holbeach Spalding PE12 8TA

welcome to

Pipwell Meadows, Holbeach Spalding

Spacious Detached family home situated in the village of Saracens Head with Holbeach a short drive away offering amenities, good schools, doctors and dentists. With great road links to A17 ideal for commuting. Call the team to see everything this lovely home has to offer its new owners.



Entrance Hall

having Karndean flooring.

Lounge

18' 1" x 13' (5.51m x 3.96m)

having attractive fireplace with electric fireplace with french doors to garden.

Dining Room

15' x 11' 5" (4.57m x 3.48m)

having window to front with door to conservatory.

Conservatory

9' 3" x 11' 10" (2.82m x 3.61m)

being of brick and UPVC construction, door to garden.

Study

9' 10" x 8' 10" (3.00m x 2.69m)

Kitchen

17' 11" x 9' 5" (5.46m x 2.87m)

having range of units at wall and base level, worktops with one and half bowl sink. Built-in oven with electric hob and extractor. Breakfast bar, wall mounted boiler, Karndean flooring and window to rear.

Utility Room

5' 9" x 7' 4" (1.75m x 2.24m)

having worktop with inset sink. Space for washing machine.

Cloakroom

having low level WC, wash hand basin and tiled flooring.

Landing

having built-in airing cupboard.

Bedroom 1

18' 9" x 11' 5" (5.71m x 3.48m)

having window to front.

Ensuite

having shower cubicle, low level WC and wash hand

basin.

Bedroom 2

11' 10" x 12' 2" (3.61m x 3.71m)

having fitted wardrobe and window to rear.

Bedroom 3

13' 5" x 8' 11" (4.09m x 2.72m)

having window to front.

Bedroom 4

13' 7" x 8' 10" (4.14m x 2.69m)

having window to rear.

Bathroom

having bath, low level WC and wash hand basin.

Shaving point, extractor and vinyl flooring.

Double Garage

19' x 17' 5" (5.79m x 5.31m)

having up and over doors, power and light.

Outside

the property is approached over a private block paved driveway leading to the double garage. The enclosed rear garden is laid to lawn with outside, tap and electric socket.



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welcome to

Pipwell Meadows, Holbeach Spalding

- SPACIOUS DETACHED HOUSE IN VILLAGE LOCATION
- THREE RECEPTION ROOMS & FOUR BEDROOMS
- FAMILY BATHROOM & ENSUITE TO MASTER
- WRAP AROUND GARDEN WITH FIELD VIEWS
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

LST106978 - 0006

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