



Tulip Drive, Holbeach SPALDING PE12 7SA

welcome to

Tulip Drive, Holbeach SPALDING

IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY, completed in 2021 with 6-YEARS LEFT ON NHBC. Lounge, kitchen diner & UTILITY. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking, DETACHED SINGLE GARAGE & Fully enclosed rear garden.



Entrance Hall

having stairs to first floor.

Lounge

18' 5" x 10' 7" (5.61m x 3.23m)

Kitchen

18' 5" x 10' 8" (5.61m x 3.25m)

having range of units at wall and base level, worktops with inset one and half bowl sink.

Integrated electric oven, 4 ring induction hob with stainless steel extractor and dishwasher. French doors leading to garden and wood effect laminate flooring.

Utility Room

5' 11" x 6' (1.80m x 1.83m)

having worksurface with single bowl stainless steel sink, space for washing machine and tumble dryer. Built-in storage cupboard and wood effect laminate flooring.

Cloakroom

5' 6" x 3' 4" (1.68m x 1.02m)

comprising of low level WC and pedestal wash hand basin. Extractor, wood effect laminate flooring.

Landing

built-in cupboard with wall mounted gas boiler.

Bedroom 1

12' 7" Max x 12' 5" Max (3.84m Max x 3.78m Max)

built-in double wardrobe.

Ensuite

6' 6" x 5' 7" (1.98m x 1.70m)

comprising of shower cubicle with dual head thermostat shower, low level WC and pedestal wash hand basin. Extractor, heated towel rail and shaving point. built-in storage cupboard.

Bedroom 2

10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom 3

9' 1" x 8' 6" (2.77m x 2.59m)

Bathroom

7' 1" x 7' 1" (2.16m x 2.16m)

comprising of bath with shower over, low level WC and pedestal wash hand basin. Extractor, heated towel rail and shaving point.

Garage

18' 5" x 10' 4" (5.61m x 3.15m)

up and over door, power and light. Side door leading to garden.

Outside

the property is set back behind a small lawn with shrubs, path to front door and side gate to rear garden. Off road parking for 2 cars. The rear garden is enclosed by fencing with lawn with a patio seating area. Paved path to side garage door.



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welcome to

Tulip Drive, Holbeach SPALDING

- THREE BEDROOM SEMI-DETACHED PROPERTY BUILT IN 2021
- KITCHEN DINER, LOUNGE & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS & DETACHED GARAGE
- FULLY ENCLOSED REAR GARDEN

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

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST105916 - 0005

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