

**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.





## 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

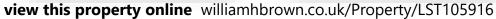








postcode not the actual property





Property Ref: LST105916 - 0005 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.