



**Chapel View St. Marks Road, Holbeach Spalding PE12 8DZ**

**welcome to**

**Chapel View St. Marks Road, Holbeach Spalding**

Two double bedroom detached character property, FULLY RENOVATED BY CURRENT OWNER. Kitchen with partly integrated appliances & lounge. Family bathroom with MODERN THREE PIECE SUITE. Off road parking for 2-3 cars & LOW MAINTENANCE PLOT WITH REAR YARD. Open Field Views. AVAILABLE WITH NO CHAIN



### **Kitchen**

14' 7" x 8' 2" ( 4.45m x 2.49m )

having a range of wall and base units, composite work surfaces and a single bowl sink. Integrated electric oven, four ring induction hob and extractor. Space for fridge freezer, washing machine and dishwasher. Side door to garden, wall mounted electric boiler and door to:

### **Lounge**

14' 7" x 10' 5" ( 4.45m x 3.17m )

having stairs to first floor

### **Landing**

with loft access and doors off to all first floor rooms

### **Bedroom 1**

11' 5" x 8' 10" ( 3.48m x 2.69m )

fitted USB plug sockets

### **Bedroom 2**

8' 6" x 10' 5" ( 2.59m x 3.17m )

fitted USB plug sockets

### **Bathroom**

5' 8" x 7' 3" ( 1.73m x 2.21m )

comprising three piece suite of WC, inset sink with cupboard beneath and fitted shelving unit and shower cubicle with electric shower

### **Outside**

to the front of the property there is a gravel driveway providing off road parking for 2-3 cars. A gravel and paved pathway leads to the left hand side and gives access to the side entrance door, as well as to the low maintenance rear yard laid to gravel and paving and enclosed by fencing to three sides

### **Agents Note**

in the agents opinion, the property would potentially suit use as a holiday let/Air BnB due to its low maintenance plot and quiet location. The property is a short drive from the Norfolk border and approximately 1hr from Hunstanton



***view this property online*** [williamhbrown.co.uk/Property/LST107047](http://williamhbrown.co.uk/Property/LST107047)





**welcome to**

## **Chapel View St. Marks Road, Holbeach Spalding**

- FULLY RENOVATED TWO DOUBLE BEDROOM CHARACTER PROPERTY IN RURAL LOCATION
- LOUNGE & KITCHEN WITH PARTLY INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH MODERN THREE PIECE SUITE
- OFF ROAD PARKING FOR 2-3 CARS
- LOW MAINTENANCE PLOT

Tenure: Freehold EPC Rating: E  
Council Tax Band: Deleted

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST107047](http://williamhbrown.co.uk/Property/LST107047)



Property Ref:  
LST107047 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**