



Parklands, Holbeach Spalding PE12 8NU

welcome to

Parklands, Holbeach Spalding

Three bedroom detached family home, MODERNISED & IMPROVED BY THE CURRENT OWNERS. Lounge, kitchen diner, SEPARATE UTILITY & WC. Family bathroom with MODERN THREE PIECE SUITE. Off road parking for three cars, SINGLE GARAGE & fully enclosed rear garden



Entrance Hall

having solid wood flooring and stairs to first floor.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m)

feature fireplace with inset log burner, solid wood flooring.

Kitchen

10' 10" x 17' 10" (3.30m x 5.44m)

having range of units at wall and base level, wood effect worktops with one and half ceramic bowl.

Integrated electric oven, 4 ring gas hob with stainless steel extractor. Understair storage cupboard. French doors to garden.

Utility Room

5' 11" x 8' 8" (1.80m x 2.64m)

having fitted work surface with space for washing machine, tumble dryer, dishwasher and fridge freezer. Built-in cupboard.

Cloakroom

2' 8" x 5' 6" (0.81m x 1.68m)

having low level WC and inset sink.

Landing

built-in airing cupboard with hot water tank, loft access.

Bedroom 1

13' 9" x 9' 9" (4.19m x 2.97m)

Bedroom 2

11' 5" x 8' 9" (3.48m x 2.67m)

lamine flooring.

Bedroom 3

8' 6" x 7' 8" (2.59m x 2.34m)

lamine flooring.

Bathroom

5' 5" x 8' 7" (1.65m x 2.62m)

comprising of bath, shower cubicle with thermostat shower, low level WC and inset sink. Fully tiled walls, heated towel rail and extractor.

Garage

8' 8" x 16' 3" (2.64m x 4.95m)

having up and over door, power and light. Wall mounted gas boiler.

Outside

the property sits back behind a block paved driveway offering off road parking for 3 cars with side gate giving access to the rear garden which is enclosed by fencing with lawn , gravel borders to the rear and side. Patio area with further raised patio area to the rear. timber garden shed.



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welcome to

Parklands, Holbeach Spalding

- THREE BEDROOM DETACHED HOUSE IN SOUGHT AFTER LOCATION
- LARGE KITCHEN DINER, LOUNGE & SEPARATE UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107095 - 0002

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