



Field House Cottages Old Main Road, Holbeach Spalding PE12 8LL

welcome to

Field House Cottages Old Main Road, Holbeach Spalding

Three bedroom semi-detached, COSMETIC UPDATING REQUIRED. Two reception rooms & kitchen. UPSTAIRS FAMILY BATHROOM. Ample off road parking, FRONT & SIDE LAWNS, rear courtyard. Available with NO CHAIN & close proximity to popular town of Holbeach



Lounge

12' x 13' 5" (3.66m x 4.09m)
having hard wood flooring.

Dining Room

13' 11" x 10' 3" (4.24m x 3.12m)
having fireplace and tiled floor.

Kitchen

9' 11" x 9' 8" (3.02m x 2.95m)
having units at wall level, pantry, worktops with sink,
space for appliances, tiled floor and door to rear.

Landing

having airing cupboard.

Bedroom 1

13' 5" x 11' 5" (4.09m x 3.48m)
having tiled floor.

Bedroom 2

12' 2" x 12' 2" (3.71m x 3.71m)
having tiled floor.

Bedroom 3

9' 1" x 8' (2.77m x 2.44m)
having storage cupboard.

Bathroom

having bath with low level WC and wash hand basin.

Outside

having off road parking, garden to the side with lawn
and hedging. The rear garden is a courtyard.

Outbuildings

the property has the benefit of 2 outbuildings.

Agents Note

"It is our understanding that the Property is not
registered at the Land Registry which is the case with
a significant proportion of land across England and
Wales. Your Conveyancer will take the necessary
steps and advise you accordingly."

Agents Note

'The sale of this property is subject to grant of
probate. Please seek an update from the branch with
regards to the potential timeframes involved.'



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welcome to

Field House Cottages Old Main Road, Holbeach Spalding

- THREE BEDROOM SEMI DETACHED HOUSE IN VILLAGE LOCATION
- COSMETIC UPDATING REQUIRED THROUGHOUT
- LOUNGE & SEPARATE DINING ROOM
- OFF ROAD PARKING
- NO CHAIN

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

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107214 - 0003

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.

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