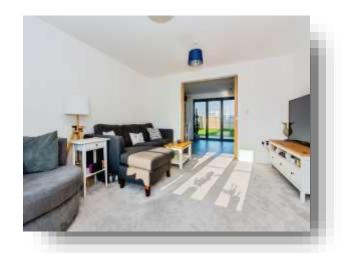


Redwood Close, Holbeach Spalding PE12 7FL

welcome to

Redwood Close, Holbeach Spalding

This family home has spacious accommodation with a Modern Fitted Kitchen having integrated appliances and Bi-fold doors to the garden. Situated within walking distance of Holbeach which offers local amenities, ,primary and secondary schools. With the A17 close by ideal for that morning commute.













Entrance Hall

stairs to first floor, understairs storage and LVT flooring.

Lounge

13' 10" x 12' 9" (4.22m x 3.89m)

Study

12' 10" x 6' 10" (3.91m x 2.08m)

Kitchen/Diner

10' 8" x 25' 1" (3.25m x 7.65m)

having range of units at wall and base level, worktops with one and half bowl sink, integrated electric oven, grill 4 ring induction hob with extractor over, Fridge freezer, dishwasher and wine cooler. Space for washing machine, LVT flooring. Bi-folding doors to garden.

Cloakroom

4' 8" x 3' 10" (1.42m x 1.17m)

low level WC, pedestal wash hand basin and extractor.

Landing

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

Bedroom 1

13' 10" x 5' 10" (4.22m x 1.78m)

Ensuite

7' x 5' 10" (2.13m x 1.78m)

compromising of walk-in double shower cubicle with dual head thermostat shower, low level WC with inset sink,extractor, heated towel rail, LVT flooring and built-in bluetooth speaker.

Bedroom 2

10' 10" x 11' 9" (3.30m x 3.58m)

Bedroom 3

13' 1" x 12' 11" (3.99m x 3.94m)

Bathroom

10' 8" x 6' 8" (3.25m x 2.03m)

comprising of bath, shower cubicle with dual head shower, low level WC and inset sink. Extractor, heated towel rail, LVT flooring.

Double Garage

17' 9" x 17' 9" (5.41m x 5.41m) having 2 electric roller doors, loft space, power and light. Side door to garden.

Outside

the property sits back behind a lawned foregarden with off road parking for 2 cars and side gate to garden. The rear garden is fully enclosed by fencing with open field views to rear. Lawn and patio seating area.

Agents Note

There is a maintance charge of £125.00 per year.





welcome to

Redwood Close, Holbeach Spalding

- MODERN THREE BEDROOM DETACHED PROPERTY
- KITCHEN DINER, LOUNGE & STUDY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH OPEN FIELD **VIEWS**

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

offers in excess of

£300,000







Coogle Map data @2025 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107223



Property Ref: LST107223 - 0002 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 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) 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

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or and boundaries of the property and other important matters before exchange of contracts.



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