



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)

comprising 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 maintenance charge of £125.00 per year.



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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107223 - 0002

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