



Fleet Street, Holbeach Spalding PE12 7AF

welcome to

Fleet Street, Holbeach Spalding

This modern semi detached house would make an ideal First Time Property, situated in the centre of Holbeach with cafes and pubs a short walk away. The property benefits from both a Garage and Allocated Parking with great road links to the A17 ideal for busy commuters. Call today to book your viewing



Lounge

9' 9" x 14' 6" (2.97m x 4.42m)

having under floor heating, under stair storage and window to front.

Kitchen

12' 11" x 8' 6" (3.94m x 2.59m)

having units at wall and base level with under cupboard light. Worktops and stainless steel sink with instant heat tap. Integrated electric oven, induction hob and extractor fan. Integrated dishwasher, washing machine and fridge. Three bi-folding doors leading to garden.

Cloakroom

low level WC and wash hand basin.

Landing

having airing cupboard and loft hatch.

Bedroom 1

9' 10" x 9' 11" (3.00m x 3.02m)

having built-in wardrobe and window to front.

Bedroom 2

7' x 9' 7" (2.13m x 2.92m)

window to rear.

Shower Room

having shower cubicle, low level WC and wash hand basin. Extractor fan, heated towel rail and vinyl flooring.

Garage

10' 8" x 22' 5" (3.25m x 6.83m)

up and over door, power and light. Loft hatch and side door.

Outside

the property has off road parking and 2 parking spaces, one is a allocated space and the other for visitors. The enclosed rear garden is laid to artificial grass and patio.



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Fleet Street, Holbeach Spalding

- MODERN SEMI DETACHED HOUSE READY TO MOVE INTO
- TWO BEDROOMS, SHOWER ROOM & CLOAKROOM
- GARAGE AND ALLOCATED PARKING
- TOWN CENTRE LOCATION
- GREAT ROAD LINKS TO A17

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107273 - 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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