



**Fleet Road, Holbeach Spalding PE12 8LA**



**welcome to**

**Fleet Road, Holbeach Spalding**

This Delightful Family Home has spacious accommodation for both family time and individual activities. With 2 Bedrooms and Shower Room on the second floor ideal for visitors. Situated in the town of Holbeach offering both primary and secondary school. Cafes, pubs and a regular bus route  
CALL TODAY



## **Entrance Hall**

### **Lounge**

11' 8" x 25' 1" ( 3.56m x 7.65m )

having attractive fireplace with electric fire. Bay window to front.

## **Dining Room**

9' 9" x 11' 4" ( 2.97m x 3.45m )

### **Kitchen**

14' 11" x 14' 2" ( 4.55m x 4.32m )

having range of units and wall level, ceramic sink and tiled splashbacks. Eye level double oven, gas hob and extractor. integrated dishwasher and fridge/ freezer.

Tiled floor, windows to front and side.

## **Conservatory**

10' 3" x 11' 9" ( 3.12m x 3.58m )

being of brick and UPVC construction, tiled floor and ceiling fan.

## **Utility Room**

7' x 8' 1" ( 2.13m x 2.46m )

having range of units at wall and base level, stainless steel sink and tiled splashbacks. Space for washing machine and fridge/freezer. Wall mounted boiler, tiled floor, window and door to side.

## **Cloackroom**

having low level WC and pedestal wash hand basin. Window to side.

## **Landing**

### **Bedroom 1**

11' 9" x 18' ( 3.58m x 5.49m )

having window to rear.

## **Dressing Area**

11' 8" x 4' 6" ( 3.56m x 1.37m )

having built in wardrobes.

## **Ensuite**

having shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls and window to side.

## **Bedroom 2**

15' x 10' 8" ( 4.57m x 3.25m )

having built in wardrobes and window to front.

## **Bedroom 3**

9' 9" x 9' 1" ( 2.97m x 2.77m )

having built in wardrobes and window to front.

## **Bathroom**

having bath, shower cubicle. low level WC and pedestal wash hand basin. Fully tiled walls and window to side.

## **Second Floor**

### **Landing**

having airing cupboard.

## **Bedroom 4**

11' 2" x 11' 3" ( 3.40m x 3.43m )

## **Bedroom 5**

13' 8" x 7' 9" ( 4.17m x 2.36m )

having doors to loft space.

## **Shower Room**

having shower cubicle, low level WC and pedestal wash hand basin. Partly tiled walls.

## **Double Garage**

18' x 18' ( 5.49m x 5.49m )

having electric roller door with window to rear and door to side.

## **Outside**

the property is set back behind hedging, lawn and shrubs. With spacious brick paved driveway providing ample off road parking for multiple vehicles. The rear garden can be accessed by both sides of the property being fully enclosed with panel fencing, lawn and patio area.



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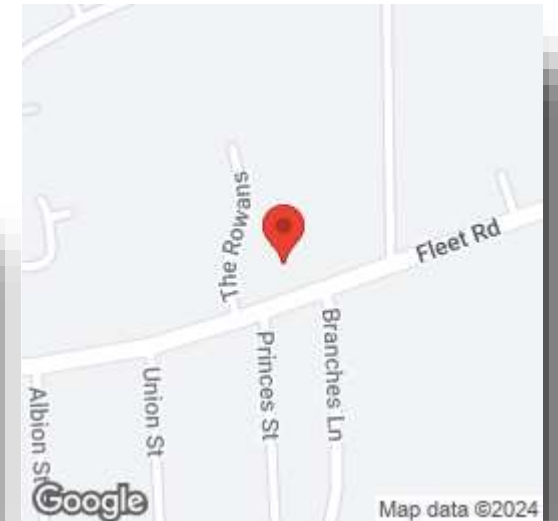
## Fleet Road, Holbeach Spalding

- Family Home Set Over Three Floors
- Five Bedrooms, Ensuite To Master, Family Bathroom and Shower Room
- Spacious Reception Rooms including Lounge, Kitchen, Dining Room and Conservatory
- Double Garage, Ample Off Road Parking and Enclosed Rear Garden
- Town Location with Regular Bus Route To Kings Lynn and Spalding

Tenure: Freehold EPC Rating: C

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106216 - 0010

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