



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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welcome to

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

£410,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106216 - 0011

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