



Fleet Street, Holbeach SPALDING PE12 7AF



welcome to

Fleet Street, Holbeach SPALDING

GET YOUR FOOT ON THE PROPERTY LADDER. 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. CALL TODAY TO VIEW



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

having 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)

having 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)

having 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 an allocated space and the other for visitors. The enclosed rear garden is laid to artificial grass and patio.



view this property online williamhbrown.co.uk/Property/LST106437



welcome to

Fleet Street, Holbeach SPALDING

- MODERN SEMI DETACHED HOUSE
- TWO BEDROOMS
- GARAGE AND ALLOCATED PARKING
- TOWN CENTRE LOCATION
- GOOD ROAD LINKS TO A17

Tenure: Freehold EPC Rating: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106437



Property Ref:
LST106437 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk