



Sandringham Court, Holbeach Spalding PE12 7RL

welcome to

Sandringham Court, Holbeach Spalding

DON'T MISS OUT - VIEWING HIGHLY ADVISED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE POPULAR MARKET TOWN OF HOLBEACH.



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Laminate flooring, telephone point.

Cloakroom

Heated towel rail, wash hand basin and WC.

Double glazed to the rear aspect.

Lounge

11' 4" x 17' 9" (3.45m x 5.41m)

Carpeted flooring, two radiators and TV point.

Double glazed windows to the front and rear aspects.

Kitchen

17' 8" x 10' 9" (5.38m x 3.28m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainers, electric oven with gas hob over, space for dishwasher, plumbing for radiator, central heating boiler.

Double glazed window to the front aspect.
Double glazed patio doors to the rear aspect.

Landing

Carpeted flooring, airing cupboard, loft access

Double glazed window to the rear aspect.

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Built in wardrobe, carpeted flooring

Double glazed window to the front aspect.

Bedroom Two

11' 6" x 11' 7" max (3.51m x 3.53m max)

Carpeted flooring, airing cupboard, radiator

Double glazed window to the front aspect.

Bedroom Three

7' 8" x 7' 7" (2.34m x 2.31m)

Carpeted flooring, radiator

Double glazed window to the rear aspect.

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, extractor fan.

Double glazed window to the rear aspect.

Exterior

Driveway leading to a single garage offering ample off-road parking for multiple vehicles.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area leading to a wooden structure allowing for shaded seating area ideal for entertaining.



view this property online williamhbrown.co.uk/Property/SDG111435



welcome to

Sandringham Court, Holbeach Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111435



Property Ref:
SDG111435 - 0011

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



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk