



Freshfields Pipwell Gate, Holbeach Spalding PE12 8BA

welcome to

Freshfields Pipwell Gate, Holbeach Spalding

*ESSENTIAL VIEW - SET UPON A LARGE PLOT THREE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE IDYLIC HAMLET OF SARACENS HEAD, JUST OUTSIDE OF THE MARKET TOWN OF HOLBEACH.



Lounge

14' 11" x 14' 3" (4.55m x 4.34m)

Feature open fireplace, laminate flooring

Double glazed bay window

Dining Room

11' 8" x 12' (3.56m x 3.66m)

Feature open fireplace, slate flooring

Kitchen

8' x 12' 11" (2.44m x 3.94m)

Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink/drain, integrated fridge/freezer, integral oven with gas hob and extractor fan, integral dishwasher, slate flooring.

Double glazed window

Conservatory

9' 2" x 11' 5" (2.79m x 3.48m)

Brick and UPVC built.

Bedroom One

14' 11" x 14' 1" (4.55m x 4.29m)

Laminate flooring, radiator

Double glazed bay window

Jack & Jill

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail

Double glazed window

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

Radiator, laminate flooring

Double glazed window

Bedroom Three

6' 6" x 8' 9" (1.98m x 2.67m)

Carpeted flooring, radiator

Double glazed window

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Fully tiled, heated towel rail, utility space

Two double glazed windows

Exterior

Off-road parking for multiple vehicles allowing for ample off-road parking.

Rear Garden;

Enclosed low maintenance garden comprising of hardstanding and an oil tank.

Outbuilding

11' 6" x 11' 6" (3.51m x 3.51m)

Laminate flooring, wooden paneling, additional storage

Separate W/C:

Wash hand basin and W/C.

Planning For Extension

Please note that this property benefits from granted planning permission for large side extension with heating, a central heating boiler, power and lighting.



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welcome to

Freshfields Pipwell Gate, Holbeach Spalding

- THREE BEDROOM DETACHED HOUSE
- IDYLIC, RURAL LOCATION
- WELL-PRESENTED THROUGHOUT
- SET UPON A THIRD OF AN ACRE (STS)
- AMPLE PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112279 - 0003

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