



**Meridian Walk, Holbeach Spalding PE12 7NR**



**welcome to**

**Meridian Walk, Holbeach Spalding**

**\*\*NO CHAIN - VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED - OVER 2500SQFT OF LIVING SPACE!\*\***  
**IMMACULATLY PRESENTED FIVE BEDROOM DETACHED HOUSE NESTLED WITHIN THE SOUGHT AFTER MARKET TOWN OF HOLBEACH. CALL NOW TO BOOK !!**



## Agents Notes

Please note that the entirety of the ground floor is wheelchair accessible.

### Entrance Hall

Brand new double glazed composite entrance door with surround to the front aspect leads into the property.

Radiator, tiled flooring, staircase leading to the first floor accommodation.

### Wet Room

Newly fitted wet room comprising of a rainfall shower and a WC with built in hand wash basin. UPVC boarding.

Double glazed window to the side aspect with new plastic sill.

### Study / Bedroom Five

7' 8" x 11' 1" ( 2.34m x 3.38m )  
Carpeted flooring, radiator and TV point.

Double glazed window to the front aspect with new plastic sill.

### Lounge

11' 10" x 15' 5" ( 3.61m x 4.70m )  
Carpeted flooring, radiator, coving to the ceiling and TV point.

### Dining Room

9' 7" x 19' 9" ( 2.92m x 6.02m )  
Laminate flooring, radiator.

Double glazed windows to the front and side aspect with new plastic sill.

### Breakfast Area

11' 1" x 6' 6" ( 3.38m x 1.98m )  
Breakfast bar, radiator, tiled flooring.

Double glazed window to the side aspect with new plastic sill.

### Kitchen / Diner

21' 9" x 11' 7" ( 6.63m x 3.53m )  
Fitted kitchen comprising of base units with worksurfaces over, sink/drain, gas range cooker, wine fridge, pantry cupboard, radiator.

Double glazed window to the rear aspect with new plastic sill.

### Utility Room

10' 3" x 7' 9" ( 3.12m x 2.36m )  
Fitted units with worksurfaces over, sink/drain, plumbing for washing machine and tumble dryer and dishwasher, additional water pipe for a fridge/freezer for drinks dispenser/ice maker

Double glazed window to the side aspect with new plastic sill.

### Third Reception Room

12' 6" x 20' 8" ( 3.81m x 6.30m )  
Radiator, tiled flooring and TV point.

Double glazed window to the side and rear aspects with new plastic sill.  
Double glazed patio doors to the side and rear aspects.

### Landing

Access to boarded loft

### Bedroom One

15' 7" x 11' 6" ( 4.75m x 3.51m )  
Carpeted flooring and radiator, fitted wardrobes

Double glazed windows to the front and side aspects with new plastic sills.

### Bedroom Two

14' x 11' 1" ( 4.27m x 3.38m )  
Carpeted flooring, fitted wardrobe, radiator and storage cupboard.

Double glazed window to the side aspect with new

plastic sill.

### Bedroom Three

7' 11" x 13' 7" ( 2.41m x 4.14m )  
Carpeted flooring and radiator

Double glazed window to the rear and side aspect with new plastic sill.

### Bedroom Four

11' 11" x 7' 11" ( 3.63m x 2.41m )  
Carpeted flooring, radiator, dressing area.

Double glazed window to the front aspect with new plastic sill.

### Dressing Room

8' 9" x 7' 5" ( 2.67m x 2.26m )  
Carpeted flooring, radiator, and fitted wardrobes

Double glazed window to the front aspect with new plastic sill.

### Bathroom

Three piece suite comprising of a bath, wash hand basin and WC. Partly tiled, coving to the ceiling, radiator.

Double glazed window to the rear aspect with new plastic sill.

### Exterior

Impressive scandinavian larch cladding, generous block paved driveway leading to a single garage allowing for ample off-road parking.

Rear Garden:

Large enclosed laid to lawn wrap around garden comprising of a decked area including an integrated pool, a hot tub area, a patio seating area with a pergola, outside tap, access to office/annexe/gym/multi-purpose outbuilding.

### Oversized Garage

Brand new electric remote control door, power and



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## Meridian Walk, Holbeach Spalding

- NO CHAIN // OVER 2500 SQFT OF LIVING SPACE!
- FIVE BEDROOM DETACHED HOUSE
- ANNEXE / DETACHED OFFICE
- INTEGRATED POOL AND HOT TUB
- WRAP AROUND GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112442 - 0010

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