









welcome to

Fairfields, Holbeach Spalding

**** NO ONWARD CHAIN **** Enjoying a convenient position in a very popular residential location, this bungalow is within easy reach of the town centre facilities













Entrance Hallway

10' 8" x 4' 1" (3.25m x 1.24m) Wood effect flooring. Access to bedroom two and three along with the bathroom & living room. Radiator, sockets, lights & loft hatch

Bedroom Three

7' 5" x 9' 9" (2.26m x 2.97m) UPVC window to the front aspect. Carpet. Lights. Sockets & radiator

Bedroom Two

9' 9" x 11' 8" ($2.97m \times 3.56m$) UPVC window to the front aspect. Lights. Sockets & radiator

Living Room

12' 8" x 10' 1" (3.86m x 3.07m) UPVC window to the side aspect. Carpet, Electric fire with surround. Double french doors into conservatory. Access into the kitchen. Lights. TV point. Radiator

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m) Laminate flooring. UPVC window to side & rear aspect with door into the rear garden. Base & eye level cupboards. Sink with drainer. Integrated oven. Hob with extractor. Radiator. Lights & sockets

Conservatory

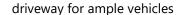
12' 10" x 10' 1" (3.91m x 3.07m)
UPVC windows to all aspect. Door from the front and french doors to rear garden. Door leading into bedroom One. Sockets. Radiator & lights

Bedroom One

15' 3" x 9' (4.65m x 2.74m)
UPVC window to front & rear aspect. Carpet. Lights.
Radiator & sockets. Loft hatch

Exterior

Laid to patio rear garden which is fully private & enclosed. Access down the side of the property. To the front there is a laid to lawn garden and a







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Fairfields, Holbeach Spalding

- Detached Bungalow
- Three Bedrooms
- Close To Town & Bus Route
- · Ample Off Road Parking
- No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£215,000





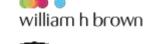




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Property Ref: SDG112561 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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