



**Fairfields, Holbeach Spalding PE12 7JE**

**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 x 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

driveway for ample vehicles



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112561 - 0006

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