



**Jasmine Crescent, Holbeach Spalding PE12 7NW**

**welcome to**

**Jasmine Crescent, Holbeach Spalding**

\*\*\*\* NO ONWARD CHAIN \*\*\*\*, part of the popular Holbeach Meadows development by Ashwood Homes. Lounge & DINING KITCHEN. Downstairs WC & TWO EN-SUITES. Allocated parking to the front for TWO CARS & a fully enclosed rear garden. AVAILABLE WITH NO CHAIN



## Living Room

17' 2" x 9' 6" ( 5.23m x 2.90m )

UPVC double glazed window to the front aspect. Laid to carpet. Radiator, lights & sockets. Access into the kitchen/Dining room

small patio area.

## Kitchen/Dining Room

8' 9" x 13' 5" ( 2.67m x 4.09m )

UPVC window & French door to rear aspect. Having range of units at wall and base level, one and half bowl sink inset into wood effect surface. Integrated electric oven, four ring induction hob, stainless steel extractor fridge freezer and dishwasher. Space for washing machine. French doors to garden.

## Wc

5' 3" x 3' 5" ( 1.60m x 1.04m )

Low level WC, sink and extractor.

## Bedroom One

8' 11" x 13' 5" ( 2.72m x 4.09m )

UPVC double glazed window to the rear aspect. Laid to carpet. Lights & radiator. Access to en-suite

## En-Suite

3' 10" x 6' 3" ( 1.17m x 1.91m )

Having double shower cubicle with dual head thermostat shower, low level WC and pedestal wash hand basin. Heated towel rail, extractor and shaving point

## Bedroom Two

8' 10" x 13' 5" ( 2.69m x 4.09m )

UPVC double glazed window. Built-in single storage cupboard with wall mounted gas boiler

## En-Suite

4' 9" x 6' 3" ( 1.45m x 1.91m )

Bath with shower attachment, low level WC and pedestal wash hand basin. Heated towel rail, extractor and shaving point

## Exterior

Off road parking to the front of the property for 2 cars. The rear garden is enclosed by fencing with



**view this property online** [williamhbrown.co.uk/Property/SDG112578](http://williamhbrown.co.uk/Property/SDG112578)





**welcome to**

## **Jasmine Crescent, Holbeach Spalding**

- NO ONWARD CHAIN
- TWO EN-SUITES
- PRIVATE ENCLOSED REAR GARDEN
- PARKING FOR TWO CARS
- MODERN THROUGHOUT

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

offers in excess of

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG112578](http://williamhbrown.co.uk/Property/SDG112578)



Property Ref:  
SDG112578 - 0005

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](mailto:Spalding@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**