



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



**welcome to**

**Meridian Walk, Holbeach Spalding**

\*\*\*DON'T MISS OUT - VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED - OVER 2000SQFT OF LIVING SPACE!\*\*\* IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOUSE NESTLED WITHIN THE SOUGHT AFTER MARKET TOWN OF HOLBEACH. CALL NOW TO BOOK !!



### **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.

Double glazed window to the front aspect.

### **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**

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 front 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.

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 aspect 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.

Two double glazed windows 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 scandavian 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 patio seating area with a pergola, outside tap, access to gym and bar area.

### **Single Garage**

Brand new electric remote control door, power and lighting

### **Outbuilding:**

### **Gym**



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## Meridian Walk, Holbeach Spalding

- OVER 2000SQFT OF LIVING SPACE!
- FOUR BEDROOM DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- GYM / BAR / INTEGRATED POOL
- WRAP AROUND GARDEN

Tenure: Freehold EPC Rating: B

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG110735 - 0010

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