

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! IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE NESTLED WITHIN THE SOUGHT AFTER MARKET TOWN OF HOLBEACH. CALL NOW TO BOOK !!













Entrance Hall

Brand new double glazed compesite 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/drainer, 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/drainer, 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' $\bar{5^{"}}$ (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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- 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

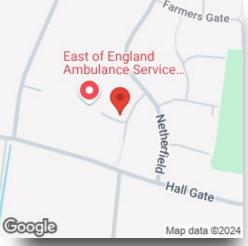
£475,000





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Please note the marker reflects the postcode not the actual property



Property Ref: SDG110735 - 0010 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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