



12 NETHERFIELD SPALDING, PE12 7NP

£265,000
FREEHOLD

Welcome to this stunning detached house located in the sought-after area of Netherfield, Holbeach, Spalding. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The house features a modern kitchen, ideal for whipping up delicious meals and creating lasting memories. The property is well decorated throughout, offering a warm and inviting atmosphere from the moment you step inside.

Situated on a quiet street, this home provides a peaceful retreat from the hustle and bustle of everyday life. Parking for three vehicles ensures convenience for you and your guests.

Step outside to discover the enclosed rear garden, a tranquil space where you can unwind and enjoy the fresh air. Whether you're looking to host a summer barbecue or simply relax with a good book, this garden offers the perfect setting.

Don't miss out on the opportunity to make this house your home. With its great location, modern amenities, and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your future in this delightful abode.

12 NETHERFIELD

- Modern Detached House
- Lounge & Dining Area
- Three Bedrooms
- Garage and Driveway
- Popular Residential Area
- Kitchen, Utility & Cloakroom
- Dedicated Pantry
- Modern Shower room
- Front and Rear Gardens



Entrance Vestibule

Excellent entrance area, with ample coats and boots storage.

Hallway

Excellent sized hallway, leading to upstairs accommodation, kitchen and lounge/dining room.

Lounge

Immaculately presented lounge, well decorated and large enough for the whole family.

Dining Room

Open plan from the lounge, this dining room is well presented with sliding doors leading into the sun room extension.

Sun Room

A great addition to the house, creating a space you can use all year round, with double doors leading onto the rear garden

Kitchen

A modern kitchen with integrated appliances and large pantry.

Pantry

Excellent addition to any household!

WC

Modern downstairs toilet having tiled walls, toilet and sink basin.

Utility

Dedicated utility space, with space for washer and dryer.

Bedroom 1

Window to front, door to:

Bedroom 2

Window to rear, door to:

Bedroom 3

Window to front, door to:

Landing

Window to side.

Bathroom

Modern bathroom, been converted to a shower room with toilet, sink basin and shower unit.

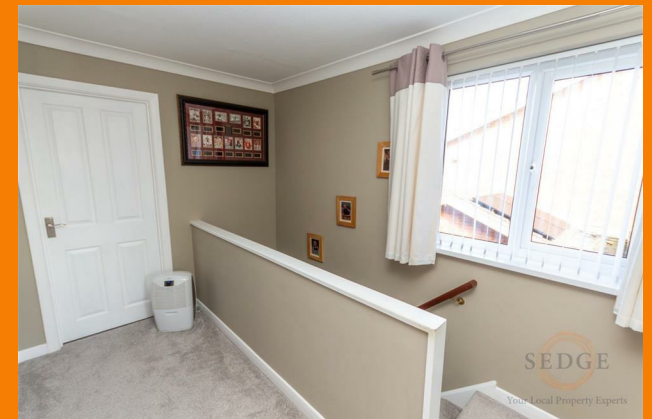
Garage

Up and over door.

External

The property is situated on a great road, close to local amenities with excellent public transport links and schools nearby. The house is on a good size plot, with ample off road parking, single garage and a fully enclosed rear garden with garden shed.

12 NETHERFIELD





You can find magic
wherever you look.
Sit back and relax.
all you need is a book.

12 NETHERFIELD

ADDITIONAL INFORMATION

Local Authority – South Holland

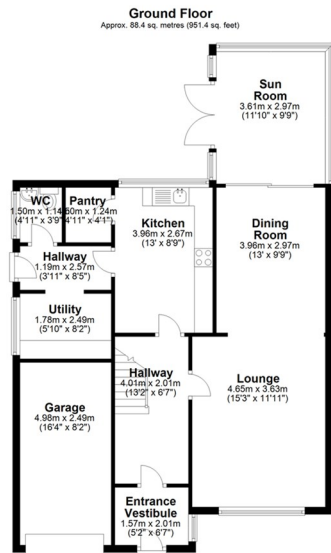
Council Tax – Band C

Viewings – By Appointment Only

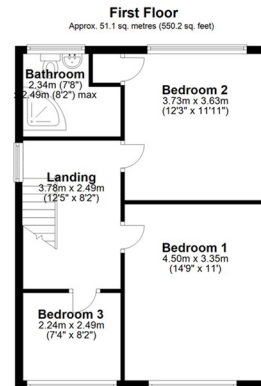
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 139.5 sq. metres (1501.6 sq. feet)
12 netherfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

