



Summary

Welcome to this charming semi-detached house located in the picturesque area of Hum Bank, Holbeach, Spalding. This property boasts a spacious 1,153 sq ft of living space, perfect for a growing family or those looking for a peaceful retreat.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. The property features three well-proportioned bedrooms, offering plenty of space for a growing family or for guests to stay over.

Although some renovation is required, this presents a fantastic opportunity for you to put your own stamp on the property and create the home of your dreams. Imagine the possibilities of designing and renovating this space to suit your personal style and preferences.

One of the highlights of this property is the stunning open field views that can be enjoyed from the comfort of your own home. Imagine waking up to the sight of lush green fields stretching out before you, providing a sense of tranquility and serenity.

Furthermore, being chain-free means you can move into your new home seamlessly without any delays or complications. This property offers the perfect blend of countryside living with the convenience of modern amenities just a short distance away.

Don't miss out on this wonderful opportunity to own a home in such a beautiful location. Contact us today to arrange a viewing and take the first step towards making this property your own.

Kitchen

Window to front, door to:

Dining Room

Window to front, window to rear, Storage cupboard, door to:

Bathroom

Window to rear, door to:

Lounge

Door to:

Bedroom 1

Window to front, window to rear, door to:

Bedroom 3

Window to front, Storage cupboard, sliding door, door to:

Bedroom 2

Window to rear, door to:

Landing

Window to rear.

3 NEW COTTAGES HURN BANK SPALDING, PE12 8JQ

£130,000

GUIDE £130,000 - £150,000

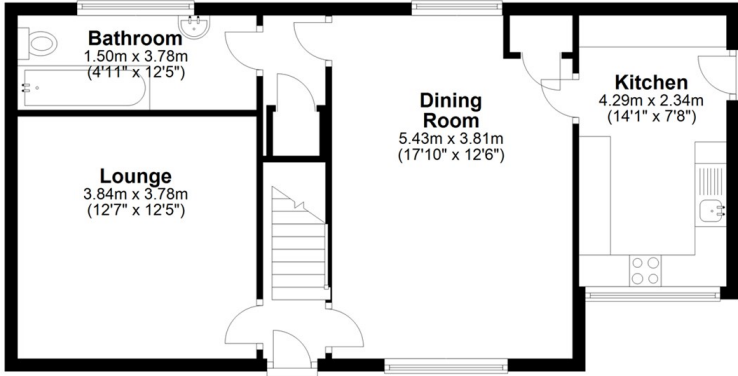
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- CHAIN FREE
- THREE BEDROOMS
- OPEN FIELD VIEWS
- FRONT GARDEN
- OIL CENTRAL HEATING
- ON STREET PARKING
- SOME RENOVATION REQUIRED
- CALL TODAY
- FURTHER DETAILS TO FOLLOW

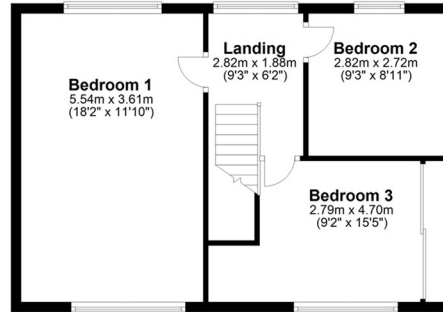
Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)
3 new cottage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		50	
(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

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