



3 PADDOCK LANE, ROMAN BANK SPALDING, PE12 8AJ

£495,000
FREEHOLD

Welcome to this stunning property located on Paddock Lane in the charming area of Holbeach, Spalding. This modern detached bungalow, built in 2012, boasts a spacious 2,400 sq ft of living space, making it perfect for a family looking for a comfortable home.

As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three well-proportioned bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the standout features of this property is the parking space available for up to 7 vehicles, ensuring convenience for you and your visitors. The large plot size of over 2 acres (STS) offers plenty of outdoor space for gardening enthusiasts or for children to play freely.

3 PADDOCK LANE, ROMAN

- 2 ACRES (STS) POTENTIAL FOR EQUESTRIAN USE • MODERN BUNGALOW • OPEN FIELD VIEWS • LARGE DRIVEWAY • IMMACULATELY PRESENTED • DETACHED DOUBLE GARAGE • AT HOME OFFICE SPACE/ANNEX POTENTIAL • STUNNING CONSERVATORY/SUN ROOM • ENSUITE TO MASTER • CALL TODAY TO ARRANGE A VIEWING



Summary

Welcome to this stunning property located on Paddock Lane in the charming area of Holbeach, Spalding. This modern detached bungalow, built in 2012, boasts a spacious 2,400 sq ft of living space, making it perfect for a family looking for a comfortable home.

As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three well-proportioned bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the standout features of this property is the parking space available for up to 7 vehicles, ensuring convenience for you and your visitors. The large plot size of over 1.5 acres (STS) offers plenty of outdoor space for gardening enthusiasts or for children to play freely.

Situated in a quiet location, this immaculately presented bungalow provides a peaceful retreat from the hustle and bustle of everyday life. The open field views add a touch of tranquillity, creating a serene atmosphere that is hard to come by.

Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm and comfort that this bungalow on Paddock Lane has to offer.

Entrance Vestibule

Window to front, window to side, door to:

Hallway

Storage cupboard, double door, door to:

Lounge

Bay window to front, window to side, door to:

Utility

Door to:

Kitchen

Window to rear, open plan, door to:

Dining Room

Door to:

Conservatory

Window to front, three windows to side, two windows to rear, two double doors, door to:

Bedroom 3

Door to:

Bedroom 2

Window to rear, door to:

Bathroom

Window to side, door to:

En-suite Shower Room

Door to:

Bedroom 1

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

Double Garage

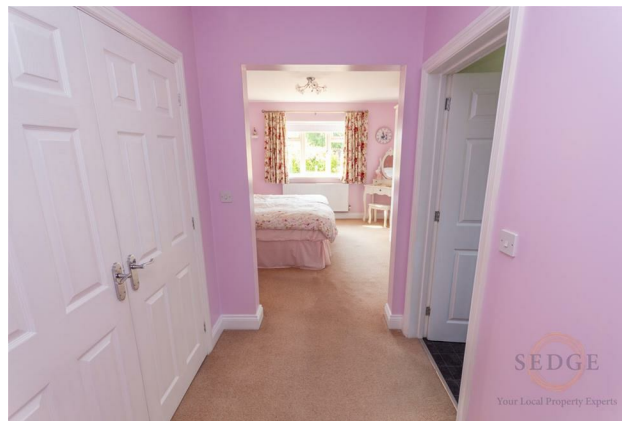
Up and over door, stairs, door.

Storage/loft/office

Two windows to side.

3 PADDOCK LANE, ROMAN BANK





3 PADDOCK LANE, ROMAN

ADDITIONAL INFORMATION

Local Authority – South Holland

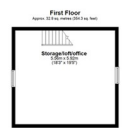
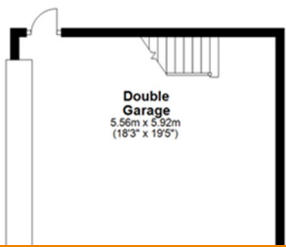
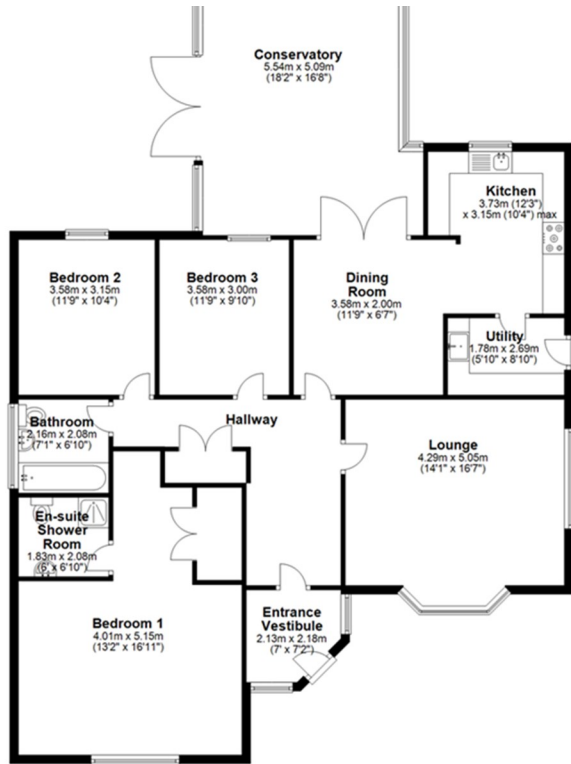
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 2400.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
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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