

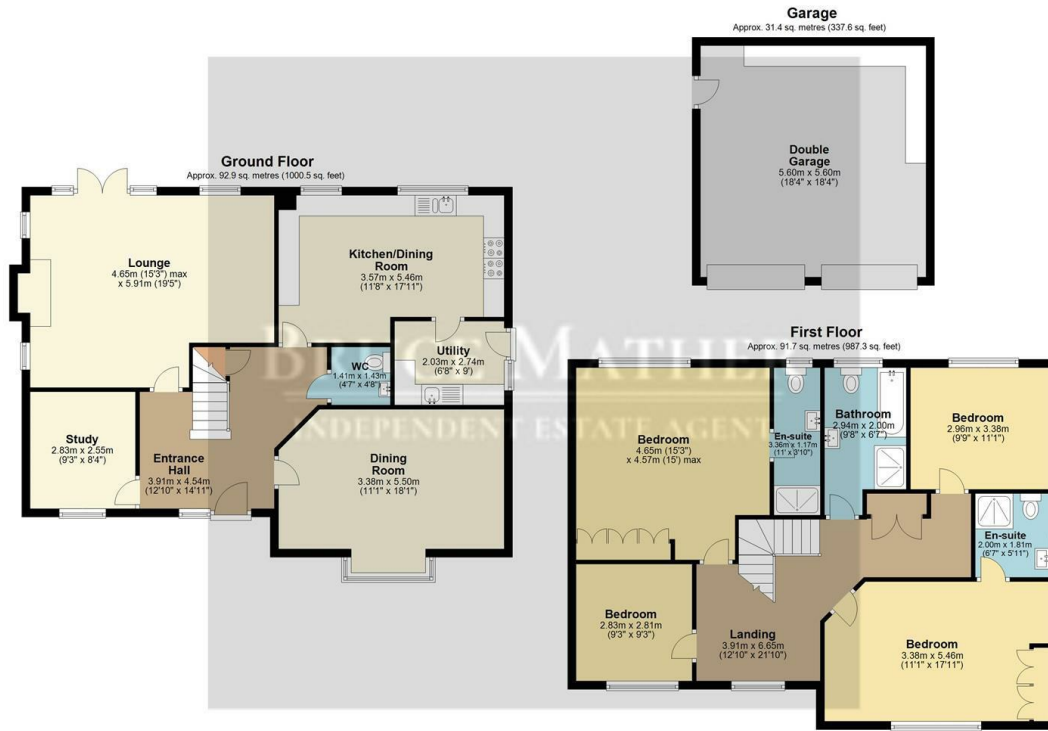
BRUCE MATHER

INDEPENDENT ESTATE AGENT



3 Crown Lodge, Holbeach, PE12 8TE **Asking Price £425,000**

A wonderful large four bedroom family home in a quiet cul-de-sac, tucked away at the edge of Holbeach. Built in 2001, in an executive development of only five large houses, this home and been well-maintained and loved but now, with a move out of the area, has come to the market. A carefully thought layout bodes well, with a good-sized study, large dining room, reception over looking the garden, kitchen, and utility room completing downstairs. Upstairs, there are four double bedrooms of which two have ensuites, as well as a family bathroom. There is a lawn and parking to the front, a separate double garage and a mainly lawned garden to the rear. This home is located in Holbeach which has a plethora of local facilities, Kings Lynn is 19 miles South East for big shops, hospital and a good train commute to London. Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing of this splendid property.



Total area: approx. 216.0 sq. metres (2325.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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