



**Mondemont Close, Holbeach Spalding PE12 7EP**



**welcome to**

**Mondemont Close, Holbeach Spalding**

Spacious four double bedroom detached house, POPULAR LOCATION ON OUTSKIRTS OF HOLBEACH. Four reception rooms, kitchen/diner & utility. FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC. Ample off road parking as well as front, side & rear gardens. POSSIBILITY OF ANNEXE ACCOMMODATION.



### **Entrance Hall**

having stairs with under stair storage.

### **Lounge**

20' 8" x 11' 9" ( 6.30m x 3.58m )

feature fireplace with inset gas fire. Sliding UPVC door to garden.

### **Dining Room**

13' 1" x 11' 4" ( 3.99m x 3.45m )

### **Sitting Room**

16' x 18' 7" ( 4.88m x 5.66m )

french doors to driveway.

### **Study**

9' 7" x 12' 8" ( 2.92m x 3.86m )

door to garden.

### **Kitchen/Diner**

11' 3" x 18' 5" ( 3.43m x 5.61m )

having range of bespoke fitted units at wall and base level, granite surfaces with one and half bowl sink. Integrated electric double oven, 5 ring gas hob, stainless steel extractor, warming tray, dishwasher and fridge.

### **Utility Room**

4' 4" x 5' 9" ( 1.32m x 1.75m )

space for washing machine and tumble dryer.

### **Landing**

built-in airing cupboard with hot water tank. Loft access.

### **Bedroom 1**

13' x 14' ( 3.96m x 4.27m )

range of fitted wardrobes. Laminate flooring.

### **Ensuite**

6' 2" x 6' 7" ( 1.88m x 2.01m )

shower cubicle with electric shower, low level WC and vanity unit with inset sink. Extractor, heated towel rail, shaving point. Fully tiled walls.

### **Bedroom 2**

10' 1" x 11' 9" ( 3.07m x 3.58m )

### **Bedroom 3**

10' 4" x 11' 9" ( 3.15m x 3.58m )

### **Bedroom 4**

11' 3" x 10' 2" ( 3.43m x 3.10m )

fitted double wardrobe.

### **Bathroom**

5' 5" x 7' 10" ( 1.65m x 2.39m )

comprising of bath, low level WC and pedestal wash hand basin. Extractor fan, shaving point, laminate flooring and partly tiled walls.

### **Outside**

the property sits back behind a tarmac drive offering off road parking. Two lawned areas, pathway leading to the front door. Two External canopy's over the french doors and windows to the sitting room. Side gate giving access to the rear garden which is enclosed by fencing with central lawn, shrubs and plants to borders. Outside taps to side and rear of the property. Timber summer house and garden shed ( 11' 9 x 5'8).

### **Outside Store**

4' 10" x 4' 6" ( 1.47m x 1.37m )

having fitted shelving and wall mounted gas boiler installed 2024.



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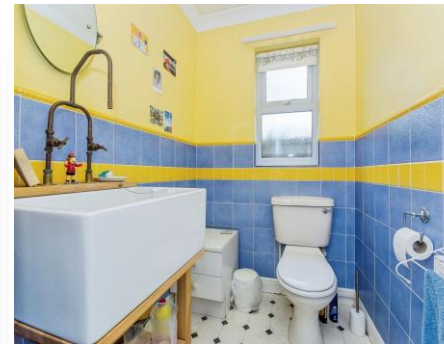
## Mondemont Close, Holbeach Spalding

- SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE
- FOUR RECEPTION ROOMS INCLUDING LOUNGE, DINING ROOM & OFFICE
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & WRAPAROUND GARDENS
- GARAGE CONVERSION WITH POTENTIAL FOR ANNEXE USE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107188 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**