

Market Rasen Way, Holbeach Spalding PE12 7QX

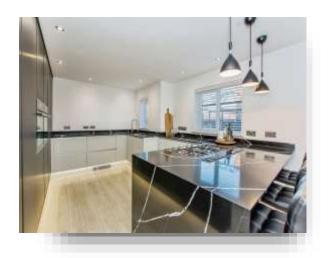
welcome to

Market Rasen Way, Holbeach Spalding

Detached family home situated in an ideal location close to a well respected secondary school, two primary schools and local amenities. With spacious accommodation ideal for family activities or time alone. The modern kitchen/ diner has everything you need for entertaining. Call today to view













Lounge

19' 8" x 1' 4" (5.99m x 0.41m)

Kitchen/Diner

25' x 11' 7" (7.62m x 3.53m)

having range of units base level with pantry style cupboards, marble worktops with inset stainless steel sink. Two built-in self cleaning ovens, gas hob. Integrated fridge and dishwasher. Breakfast bar with seating area.

Utility Room

11' 11" x 9' 7" (3.63m x 2.92m)

having range of units at wall and base level, worktops with inset sink. Space for washing machine and tumble drier.

Conservatory

10' 1" x 13' 10" (3.07m x 4.22m) being of UPVC construction with french doors leading to the garden.

Cloakroom

having low level WC and wash hand basin.

Landing

having loft hatch.

Bedroom 1

12' 3" x 17' 4" (3.73m x 5.28m)

En-Suite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

11' 10" x 12' 3" (3.61m x 3.73m)

Bedroom 3

11' 7" x 9' 9" (3.53m x 2.97m)

Bedroom 4

11' 7" x 9' 9" (3.53m x 2.97m)

Bathroom

having Jacuzzi style bath with separate shower cubicle, low level WC and wash hand basin.

Outside

the property sits back behind a gravel driveway

offering off road parking for several cars with a good sized lawn area to the side. The enclosed rear garden is laid to lawn with a patio area ideal for entertaining.





welcome to

Market Rasen Way, Holbeach Spalding

- FOUR BEDROOM DETACHED FAMILY HOME WITH **EN-SUITE TO MASTER**
- LARGE LOUNGE, KITCHEN/DINER & CONSERVATORY
- FAMILY BATHROOM WITH BOTH BATH & SHOWER CUBICLE
- GOOD SIZED DRIVE OFFERING AMPLE OFF ROAD **PARKING**
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

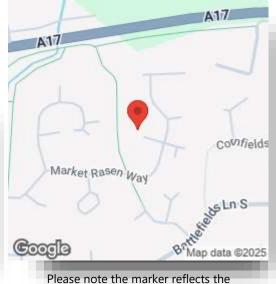
Council Tax Band: D

£350,00









postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107341



Property Ref: LST107341 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01406 363224



longsutton@williamhbrown.co.uk



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



williamhbrown.co.uk

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.