



Pipwell Meadows, Holbeach SPALDING PE12 8TA

welcome to

Pipwell Meadows, Holbeach SPALDING

This spacious detached family home is situated in the village of Saracens Head with Holbeach a short drive away offering amenities, good schools, doctors and dentists. With great road links to A17 ideal for commuting. Call the team to see everything this lovely home has to offer its new owners.



Entrance Hall**Snug/Study**

9' 9" x 8' 11" (2.97m x 2.72m)

Lounge

16' 2" x 21' 1" (4.93m x 6.43m)

having windows to front, side and rear.

Kitchen

8' 10" x 18' 6" (2.69m x 5.64m)

having range of units at wall and base level, worktops with inset sink. Integrated oven, induction hob and breakfast bar.

Dining Room

11' 6" x 18' 6" (3.51m x 5.64m)

having double patio doors either side leading to the rear garden.

Utility Room

7' 2" x 8' 2" (2.18m x 2.49m)

having space for washing machine and tumble dryer.

Study/Office

13' x 11' 9" (3.96m x 3.58m)

having a range of fitted cupboards.

Cloakroom

having low level WC, wash hand basin and heated towel rail.

Landing

having airing cupboard and loft hatch.

Bedroom 1

12' 2" x 22' 3" (3.71m x 6.78m)

having range of fitted cupboards.

En-Suite

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

Bedroom 2

10' 6" x 16' 8" (3.20m x 5.08m)

having range of fitted wardrobes.

Bedroom 3

10' 4" x 12' 11" (3.15m x 3.94m)

Bedroom 4

8' 10" x 10' 5" (2.69m x 3.17m)

having fitted wardrobe.

Bathroom

having bath with shower over, low level WC and wash hand basin. Heated towel rail.

Garage

18' 2" x 17' 6" (5.54m x 5.33m)

having up and over door, power and light.

Outside

the property is approached via a good sized driveway offering ample off road parking for multiple vehicles. Double gates either side of the property give access to the rear garden which is laid to lawn with apple, pear and plumb trees. Large polytunnel, veranda, shed with power and further small shed.



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Pipwell Meadows, Holbeach SPALDING

- SPACIOUS DETACHED HOUSE IN VILLAGE LOCATION SET ON A 0.50 ACRE PLOT STS
- FOUR RECEPTION ROOMS & FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM WITH BOTH BATH AND SHOWER CUBICLE & ENSUITE TO MASTER
- GOOD SIZED GARDEN WITH FRUIT TREES
- LARGE DRIVEWAY & DOUBLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107343 - 0007

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