



Pheasant Street, Holbeach SPALDING PE12 8PU

welcome to

Pheasant Street, Holbeach SPALDING

This modern well presented bungalow is ideal for someone who is looking to downsize. Situated close to supermarkets, amenities, doctors, pubs and cafes. With great road links to Spalding, Boston and Kings Lynn making it ideal for days out either on the regular bus service or by car. NO CHAIN



Entrance Hall

having cupboard housing the boiler. Loft access.

Lounge

12' 7" x 12' 1" (3.84m x 3.68m)

Kitchen/Diner

15' x 11' 7" (4.57m x 3.53m)

having range of units at wall and base level, worktops with inset sink. Integrated Bosh oven, hob and extractor over. Integrated fridge/freezer and dishwasher. Space for washing machine. French doors to rear garden.

Bedroom 1

12' 2" x 12' (3.71m x 3.66m)

En-Suite

having shower, low level WC and wash hand basin inset into a vanity unit. Heated towel rail.

Bedroom 2

11' 8" x 9' 8" (3.56m x 2.95m)

Bathroom

having bath with low level WC and wash hand basin set into vanity unit. Heated towel rail.

Garage

18' 4" x 9' 2" (5.59m x 2.79m)

having up and over door, power and light.

Outside

the property is set behind a small foregarden with a metal fence and driveway to the side offering off road parking. The enclosed rear garden is laid to lawn with a patio area and shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Pheasant Street, Holbeach SPALDING

- MODERN TWO BEDROOM DETACHED BUNGALOW ON POPULAR DEVELOPMENT
- BRIGHT LOUNGE AND MODERN KITCHEN/DINER WITH FRENCH DOORS LEADING TO THE PATIO
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- GARAGE, OFF ROAD PARKING & ENCLOSED REAR GARDEN
- NO CHAIN

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107498 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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



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



williamhbrown.co.uk