



**Cavell Way, Holbeach Spalding PE12 8PN**

**welcome to**

## **Cavell Way, Holbeach Spalding**

The property is located in a quiet, peaceful cul-de-sac in the village of Fleet Hargate and is within easy reach of all local amenities including three supermarkets and cafes. There are also convenient public transport links, bus routes and train stations at Kings Lynn and Peterborough.



## **Entrance Hall**

having spacious hallway with understair cupboard and bespoke shutters.

## **Open Plan Lounge/Dining Area**

19' 6" x 14' 4" ( 5.94m x 4.37m )

having Bi-fold door leading to the rear garden. LVT flooring to the dining area and carpet to the lounge.

## **Kitchen**

12' 6" x 24' 11" ( 3.81m x 7.59m )

having units at wall and base level, with work surface and inset ceramic sink. Breakfast bar, 2 built-in double ovens, induction hob with extractor over. Integrated fridge/freezer and dishwasher. Separate bar area with wine fridge and LVT flooring.

## **Utility Room**

7' 8" x 7' 9" ( 2.34m x 2.36m )

having range of units at wall and base level, worksurface with space for washing machine and tumble dryer. Cupboard housing boiler, LVT flooring and door to side.

## **Cloakroom**

having low level WC and wash hand basin. LVT flooring.

## **Ground Floor Bedroom 1**

15' x 11' 9" ( 4.57m x 3.58m )

having bespoke shutters.

## **En-Suite**

having bath and separate shower cubicle, low level WC and wash hand basin inset into vanity unit with cupboards.

## **Ground Floor Bedroom 4**

9' 8" x 11' 5" ( 2.95m x 3.48m )

having bespoke shutters.

## **Landing**

having bespoke shutters, cupboard and loft access.

## **Bedroom 2**

18' 11" x 15' 3" ( 5.77m x 4.65m )

having restricted head height with two velux style windows and bespoke shutters.

## **Bedroom 3**

20' 10" x 11' 7" ( 6.35m x 3.53m )

having reduced head height with two velux style windows and bespoke shutters.

## **Bathroom**

having bath, separate double shower cubicle with electric shower with rainwater head, low level WC and wash hand basin set into a vanity unit. Heated towel rail, partly tiled walls and LVT flooring. Velux style window.

## **Double Garage**

17' 8" x 18' 3" ( 5.38m x 5.56m )

having electric roller door, power and light.

Personnel door to the side.

## **Outside**

the property sits back behind a pretty garden to the front and side with a good sized block paved driveway offering off road parking for several cars to the side. The enclosed rear garden is beautifully presented with , borders having an abundance of trees,shrubs and perennials with blackcurrant and raspberry bushes in raised beds in a secluded gravel area to the side of the garage. With a roofed pergola over the patio area, outside electric and tap. Open field views to the side of the property.



***view this property online*** [williamhbrown.co.uk/Property/LST107291](http://williamhbrown.co.uk/Property/LST107291)



welcome to

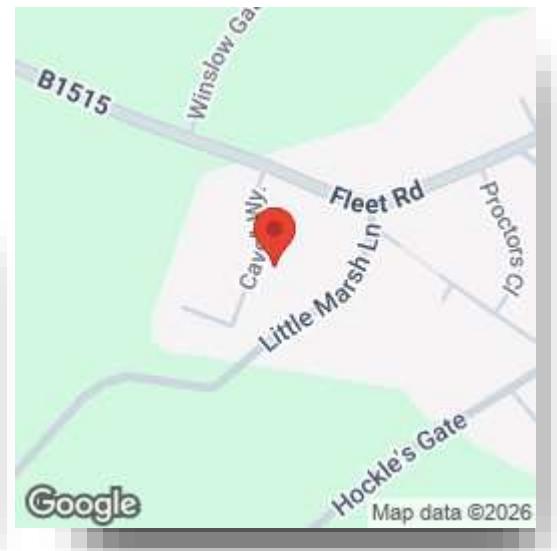
## Cavell Way, Holbeach Spalding

- BEAUTIFULLY PRESENTED BOTH INSIDE AND OUT
- FOUR BEDROOM CHALET BUNGALOW
- FAMILY BATHROOM AND EN-SUITE TO MASTER
- OPEN PLAN ENTERTAINING WITH UNDERFLOOR HEATING THROUGHOUT
- DOUBLE GARAGE & STUNNING GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£425,000**



view this property online [williamhbrown.co.uk/Property/LST107291](http://williamhbrown.co.uk/Property/LST107291)

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.



Property Ref:  
LST107291 - 0007

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)