

Fakenham Chase,Holbeach Spalding PE12 7QU

william h brown

welcome to

Fakenham Chase,Holbeach Spalding

Situated on a corner plot this detached family home is ideally situated within walking distance of supermarkets, local shops, schools, cafes and pubs. The spacious accommodation is ideal for a growing families needs. With an enclosed garden and ample off road parking.

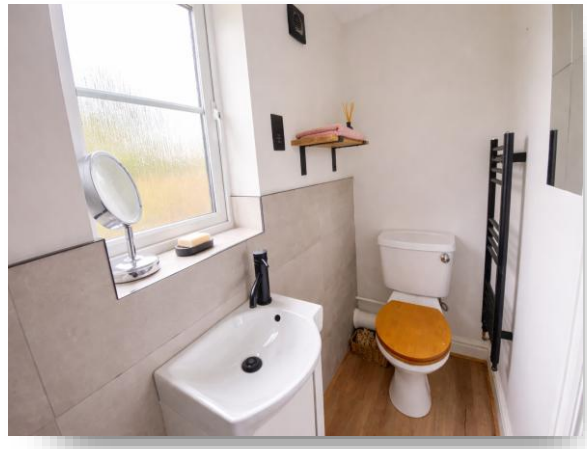












Lounge
12' 7" x 14' 8" (3.84m x 4.47m)
having patio doors to rear.

Kitchen/Diner
19' 3" x 18' 9" (5.87m x 5.71m)
having range of units at wall land base level, work surfaces with inset sink. Built-in oven, hob and extractor. Integrated dishwasher and space for fridge/freezer. Ceramic tiled flooring, stairs to first floor.

Hallway/Utility
having space for washing machine and tumble drier. Door to garden.

Cloakroom
having low level WC and wash hand basin.

Landing
having loft access.

Bedroom 1
13' x 11' 7" (3.96m x 3.53m)
having fitted wardrobes and airing cupboard.

En-Suite
having shower cubicle, low level WC and wash hand basin inset into a vanity unit. Heated towel rail and laminate flooring.

Bedroom 2
10' 10" x 9' 6" (3.30m x 2.90m)
having fitted wardrobe.

Bedroom 3
9' 6" x 10' 10" (2.90m x 3.30m)

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

Garage
18' 5" x 9' 10" (5.61m x 3.00m)
having electric door, power and light.

Outside
the property sits back behind a small lawned foregarden. With a good sized driveway to the side of the property offering ample off road parking. The rear garden is enclosed by hedging, trees and fencing. Laid to lawn with paved patio area.

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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Fakenham Chase, Holbeach Spalding

- DETACHED FAMILY HOME SITUATED IN THE TOWN OF HOLBEACH
- LOUNGE & KITCHEN/DINER IDEAL FOR ENTERTAINING
- THREE DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- AMPLE OFF ROAD PARKING & GARAGE

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

£238,000









Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107724 - 0003

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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.