



**Station Street, Holbeach Spalding PE12 7LF**

**welcome to**

## **Station Street, Holbeach Spalding**

SHARED OWNERSHIP!! This modern two bedroom detached house is ready for its next owner. Having bright and airy accommodation throughout. The well equipped kitchen has french doors leading to the rear garden. Having the added benefit of two allocated parking spaces.



**Lounge**

14' x 12' 9" ( 4.27m x 3.89m )  
having storage cupboard.

**Kitchen/Diner**

13' 4" x 11' 5" ( 4.06m x 3.48m )  
having range of units at wall and base level,  
worktops with inset stainless steel sink. Integrated  
cooker with gas hob and extractor above. Space for  
washing machine and fridge/freezer. Wall mounted  
boiler in cupboard. French doors leading to the  
garden.

**Cloakroom**

having low level WC and wash hand basin.

**Landing**

having loft access.

**Bedroom 1**

13' 4" x 7' 7" ( 4.06m x 2.31m )  
having built-in wardrobe.

**Bedroom 2**

13' 4" x 8' 6" ( 4.06m x 2.59m )

**Bathroom**

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

**Outside**

the property has the benefit of two allocated parking  
spaces, with a rear patio area and shed.



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## Station Street, Holbeach Spalding

- 35% SHARED OWNERSHIP WITHIN WALKING DISTANCE OF AMENITIES & SCHOOLS
- AFFORDABLE HOME WITH PART BUY/PART RENT BASIS
- DETACHED TWO BEDROOM HOUSE
- TWO ALLOCATED PARKING SPACES
- NO CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 312.52

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 May 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£68,250**



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Property Ref:  
LST107429 - 0002

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