



**Oakwood Glade, Holbeach Spalding PE12 7JS**



**welcome to**

**Oakwood Glade, Holbeach Spalding**

A beautifully presented and modern three-bedroom home, featuring a spacious kitchen-diner, ensuite to the master bedroom, integral garage, and a private enclosed garden. Perfect for families or buyers seeking a move-in-ready property in an ideal location.



**Entrance Hall****Lounge**

10' 2" x 15' 1" ( 3.10m x 4.60m )

having under stairs storage cupboard.

**Kitchen/Diner**

14' 8" x 10' 10" ( 4.47m x 3.30m )

having units at wall and base level, built in oven and hob, space for washing machine. Integrated fridge/freezer. Dining area with french doors leading to the rear garden.

**Cloakroom**

having low level WC and wash hand basin.

**Landing****Bedroom 1**

14' 4" x 10' 1" ( 4.37m x 3.07m )

having sloping ceiling with reduced head height.

Built-in storage cupboard.

**En-Suite**

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

**Bedroom 2**

10' 7" x 11' 4" ( 3.23m x 3.45m )

**Bedroom 3**

10' 4" x 8' 3" ( 3.15m x 2.51m )

**Bathroom**

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

**Outside**

the property sits back behind a small foregarden with a driveway offering off road parking. To the rear is an enclosed garden laid to lawn with patio area.

**Garage**

19' 9" x 9' 11" ( 6.02m x 3.02m )

having up and over door.

**Agents Note**

there is a management fee of £230 per year.

**Agents Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



**view this property online** [williamhbrown.co.uk/Property/LST107483](http://williamhbrown.co.uk/Property/LST107483)



welcome to

## Oakwood Glade, Holbeach Spalding

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- SINGLE GARAGE
- MODERN LIVING THROUGHOUT
- CLOSE TO AMENITIES

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

**£230,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST107483](http://williamhbrown.co.uk/Property/LST107483)



Property Ref:  
LST107483 - 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 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)