



Pheasant Street, Holbeach SPALDING
Offers in Excess of £190,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two Double Bedrooms
- Two En-Suites
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

LOUNGE: UPVC Double glazed window to front. Two radiators.

KITCHEN/DINER: UPVC Double glazed window and French doors to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Integrated fridge/freezer and dishwasher. Radiator.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap. Radiator.



FIRST FLOOR

LANDING: Loft access.

BEDROOM: Two UPVC Double glazed windows to rear. Radiator.

EN-SUITE: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower.

BEDROOM: UPVC Double glazed window to front. Radiator. Built in wardrobe. Built in cupboard housing wall mounted boiler.

EN-SUITE: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Heated towel rail.

OUTSIDE

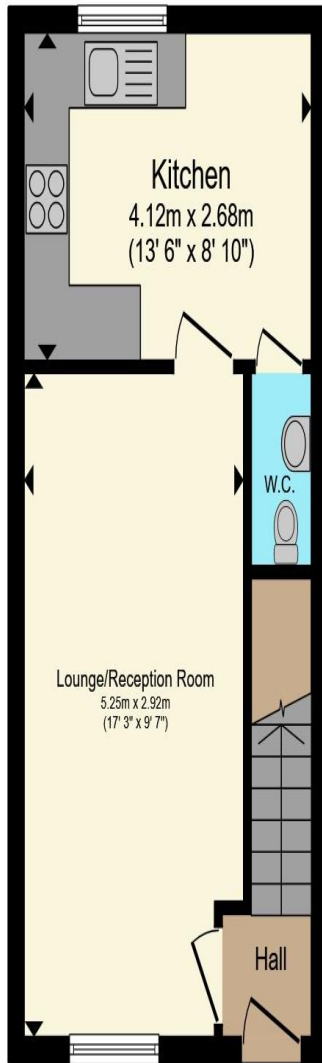
FRONT: Two allocated parking spaces.

REAR GARDEN: Enclosed by fencing. Side access gate. Patio area. Laid to lawn area. Decking. Shed with power.

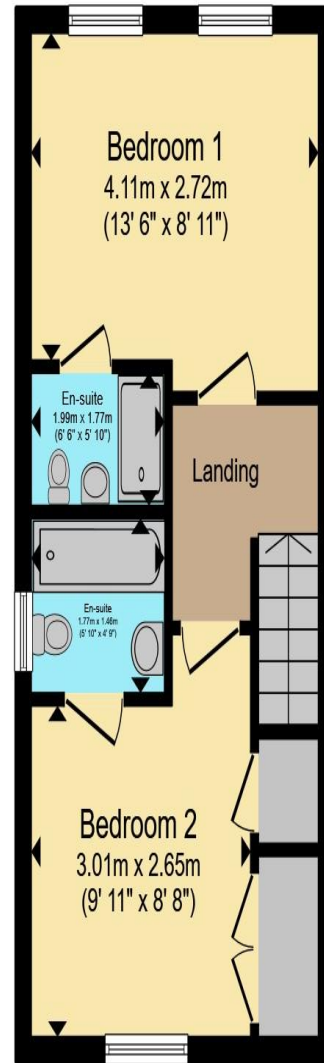
**Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

All measurements are listed on the floor plan.





Ground Floor



First Floor

Total floor area 61.3 m² (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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01733 575757

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205854 - 0003

