



Northons Lane, Holbeach SPALDING PE12 7PZ

welcome to

Northons Lane,Holbeach SPALDING

This beautifully presented bungalow is ready for the new owners to unpack and enjoy their new home. With open plan living ideal for entertaining family and friends. The modern kitchen has all the modern appliances hidden behind sleek units. With a sun room overlooking the low maintenance garden.



Entrance Porch**Entrance Hall**

having airing cupboard.

Open Plan Lounge/Kitchen/Diner

26' 5" x 11' 8" (8.05m x 3.56m)

having range of modern units at wall and base level, worktops with Belfast sink having Frankie hot water tap, two eye level ovens, integrated dishwasher, two fridge freezers and bins. Island with storage.

Utility Room

4' 10" x 4' 9" (1.47m x 1.45m)

having worktop with space for washing machine and tumble drier.

Cloakroom

having low level WC and wash hand basin. Wall mounted boiler.

Sun Room

15' 11" x 6' 8" (4.85m x 2.03m)

having bi-fold doors leading onto decking. Skylight.

Bedroom 1

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

Bedroom 2

11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom 3

9' 9" x 8' 3" (2.97m x 2.51m)

Shower Room

having double walk-in shower, low level WC and wash hand basin. Fully tiled walls and floor.

Garage

15' 2" x 9' 2" (4.62m x 2.79m)

having electric door, power and light.

Outside

the property is accessed via double gates giving access to the block paved driveway offering off road parking for several cars. EV charging point. Dual gated access to the low maintenance garden which is block paved, decking and artificial grass. Two sheds.

Agents Note

the property has 15 solar panels that the owner owns outright.

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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welcome to

Northons Lane, Holbeach SPALDING

- WELL PRESENTED DETACHED BUNGALOW IN TOWN CENTRE LOCATION
- OPEN PLAN LOUNGE/KITCHEN AND DINING AREA IDEAL FOR ENTERTAINING.
- BEAUTIFUL SUN ROOM WITH BI-FOLD DOORS OVERLOOKING THE GARDEN
- THREE GOOD SIZED BEDROOMS
- MODERN SHOWER ROOM & CLOAKROOM

Tenure: Freehold EPC Rating: A
Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107646 - 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.

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