



St. Francis Close, Holbeach SPALDING PE12 7GB



welcome to

St. Francis Close, Holbeach SPALDING

This beautifully presented and modern four bedroom home features a spacious kitchen/diner leading to the large patio giving flexible dining both inside and out. If you are looking for a turn key property then look no further. Call the team today to book your viewing.



Entrance Hall

having understair cupboard.

Lounge

15' 11" x 9' 9" (4.85m x 2.97m)

Kitchen/Diner

16' 3" x 10' 7" (4.95m x 3.23m)

having a range of units at wall and base level, worktops with inset stainless steel sink. Integrated oven, hob with built-in extractor. Space for fridge/freezer and dishwasher. French door leading to the patio area.

Utility Room

10' 6" x 4' 11" (3.20m x 1.50m)

having units at wall level, worktops with inset sink, space for washing machine and tumble drier. Door to rear.

Landing

having loft access.

Bedroom 1

16' 3" x 10' 8" (4.95m x 3.25m)

having large storage cupboard.

En-Suite

9' 6" x 5' 10" (2.90m x 1.78m)

having bath with shower over, low level WC and wash hand basin with cupboard beneath. Heated towel rail.

Bedroom 2

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom 3

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom 4

10' 6" x 9' 2" (3.20m x 2.79m)

Bathroom

6' 9" x 7' 3" (2.06m x 2.21m)

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

Garage

20' 2" x 10' 7" (6.15m x 3.23m)

having up and over door, power and light.

Outside

the property sits back behind a good sized driveway offering ample off road parking for several cars. The enclosed rear garden is laid to lawn. The large patio is laid to porcelain slabs with a built-in barbecue situated under a wooden pergola ideal for outside entertaining. Decking to the side, shed and gravel edging to the borders.

Agents Note

there is a management charge of £144.85 per year.



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St. Francis Close, Holbeach SPALDING

- DETACHED WELL PRESENTED FAMILY HOME IN A POPULAR LOCATION
- LOUNGE & KITCHEN/DINER WITH FRENCH DOORS TO THE REAR GARDEN
- FOUR BEDROOMS WITH EN-SUITE TO MASTER
- GARAGE WITH GOOD SIZED DRIVEWAY & ENCLOSED LARGE GARDEN
- WALKING DISTANCE OF TOWN AND WELL RESPECTED SCHOOLS

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

offers over
£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107546 - 0002

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