



Rustic Roman Bank, Holbeach Spalding PE12 8BB

welcome to

Rustic Roman Bank, Holbeach Spalding

Detached family home situated on a good sized plot on the outskirts of Holbeach. The spacious lounge has windows to both the front and rear. With a kitchen/dining room leading to the conservatory overlooking the large rear garden ideal for budding gardeners who are looking to put their stamp on it.



Lounge/Diner

23' 11" x 12' 5" (7.29m x 3.78m)

Kitchen/Dining Room

11' 10" x 10' 8" (3.61m x 3.25m)

having range of units at wall and base level, worktops with inset sink. Space for free standing cooker and washing machine. Patio door leading to the conservatory.

Conservatory

11' 5" x 9' 3" (3.48m x 2.82m)

Wc

having toilet.

Landing

having airing cupboard with loft access.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

having range of built-in wardrobes with cupboards above.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

Bathroom

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

Garage

15' 11" x 10' 8" (4.85m x 3.25m)

having up and over door.

Outside

the property sits on a good sized plot with a gravel driveway offering ample off road parking for several vehicles. The rear garden is laid to lawn and a patio area.



view this property online williamhbrown.co.uk/Property/SDG113198



welcome to

Rustic Roman Bank, Holbeach Spalding

- DETACHED HOUSE SITUATED ON A GOOD SIZED PLOT IN A RURAL LOCATION
- KITCHEN/DINING ROOM WITH PATIO DOORS LEADING TO THE CONSERVATORY
- SPACIOUS LOUNGE/DINER WITH WINDOWS TO THE FRONT & REAR
- THREE BEDROOMS
- GARAGE, AMPLE OFF ROAD PARKING & LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113198



Property Ref:
SDG113198 - 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



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk