

Tolls Lane,Holbeach Spalding PE12 7PR

william h brown

welcome to

Tolls Lane,Holbeach Spalding

This two bedroom semi detached house is situated on the outskirts of Holbeach offering supermarkets, local amenities, cafes, pubs and much more. With spacious accommodation ideal for entertaining. The property boasts good road links to the major roads ideal for busy commuters. Call the team today

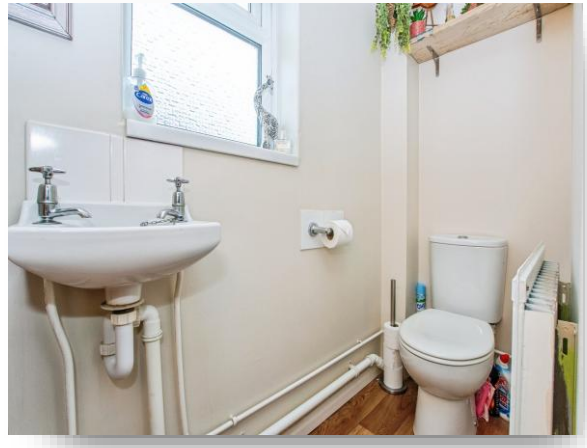












Lounge
having feature gas fire with patio doors leading to the conservatory.

Conservatory
having a sky light roof and french doors leading to the patio.

Kitchen
having range of units at wall and base level, worktops with inset sink. Space for cooker with extractor over. Space for fridge, freezer and slimline dishwasher. Wall mounted Valiant boiler.
Pantry having shelving and window.

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

Rear Porch/ Boot Room
having doors to the rear and side.

Wc
having low level WC.

Utility Room
space for washing machine.

Office
having door and window to the side.

Landing
having loft access.

Bedroom 1
having built-in wardrobe.

Bedroom 2
having built-in wardrobe and airing cupboard.

Cloakroom
having low level WC and wash hand basin.

Garage
23' 11" x 12' 2" (7.29m x 3.71m)
having up and over door, power and light.

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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Tolls Lane, Holbeach Spalding

- TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH PATIO DOORS LEADING TO THE CONSERVATORY
- MODERN KITCHEN & PANTRY
- DOWNSTAIRS BATHROOM & UPSTAIRS CLOAKROOM
- AMPLE OFF ROAD PARKING & GARAGE

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

£168,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107506

The Property Ombudsman

Property Ref:
LST107506 - 0009

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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