



Crown Lodge, Holbeach SPALDING PE12 8TE

welcome to

Crown Lodge, Holbeach SPALDING

Very well presented executive family home in a village location situated on the outskirts of Holbeach with a selection of highly regarded primary and secondary schools within easy reach. Conveniently located close to a range of local amenities, supermarkets, cafes and parks.



Entrance Hall

spacious entrance hall with glass and banister staircase leading to the first floor.

Dining Room

17' 11" x 13' 5" (5.46m x 4.09m)
having bay window to the front.

Study

9' 2" x 8' 3" (2.79m x 2.51m)

Lounge

19' 2" x 15' 3" (5.84m x 4.65m)
having attractive brick fireplace with multi burner.
French doors leading the patio area.

Kitchen/Diner

17' 11" x 11' 8" (5.46m x 3.56m)
having range of sleek kitchen units at wall and base level with Quartz worktops and inset sink. Range Master Cooker with extractor hood over. Built-in dishwasher and water softener. Space for fridge/freezer.

Utility Room

8' 11" x 6' 7" (2.72m x 2.01m)
having matching units at wall and base level, work surface with inset sink. Space for washing machine. Door to rear.

Cloakroom

having low level WC and wash hand basin inset into vanity unit.

Landing

having double door airing cupboard.

Bedroom 1

17' 11" x 11' (5.46m x 3.35m)
having access to the family bathroom.

Bedroom 2

15' 3" x 14' 10" (4.65m x 4.52m)

En-Suite

having shower cubicle, low level WC and wash hand basin inset into a vanity unit. Heated towel rail.

Bedroom 3

10' 10" x 9' 7" (3.30m x 2.92m)

Bedroom 4

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

Jack & Jill Family Bathroom

having bath and separate shower cubicle. Low level WC, range of cupboards with inset wash hand basin. Heated towel rails, tiled flooring.

Double Garage

18' 7" x 18' 7" (5.66m x 5.66m)
having electric roller doors, side entrance door, power and light.

Outside

the property is approached via a gravelled driveway offering off road parking, lawn to the front and double gates leading to the detached garage. The rear enclosed garden is laid to lawn inset fruit trees and a paved patio seating area.

Agents Note

the owner owns the solar panels outright.

Agents Note

the property benefits from an alarm system and hard-wired smoke detectors.

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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- EXECUTIVE DETACHED FAMILY HOME IN A VILLAGE LOCATION
- SPACIOUS ACCOMMODATION INCLUDING A MODERN KITCHEN/DINER & SEPARATE DINING ROOM
- FOUR BEDROOMS WITH EN-SUITE TO BEDROOM TWO & JACK & JILL FAMILY BATHROOM TO THE MASTER
- VERY WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE, AMPLE OFF ROAD PARKING & ENCLOSED REAR GARDEN

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

offers over
£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107666 - 0005

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