



Forest Way, Holbeach Spalding PE12 7FE

welcome to

Forest Way, Holbeach Spalding

This three bedroom house is ready to move into. With 4 years left on the NHBC CERTIFICATE. Modern bright kitchen/diner having Bi-folding doors to the enclosed rear garden. Situated on the outskirts of town with both primary and secondary schools. Good road links to the A17 ideal for busy commuters.



Entrance Hall

having stairs to first floor.

Lounge

11' 8" x 11' (3.56m x 3.35m)

Kitchen/Diner

18' 5" x 12' 8" (5.61m x 3.86m)

having units at wall and base level, one and half bowl sink inset into worksurfaces. Integrated oven, dishwasher and fridge/freezer. Three seater breakfast bar, Bi-folding doors to gard

Cloakroom

having low level WC and wash hand basin.

Landing

having airing cupboard.

Bedroom 1

18' 10" x 17' 9" (5.74m x 5.41m)

having loft access.

En-Suite

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

Bedroom 2

12' 10" x 10' 9" (3.91m x 3.28m)

Bedroom 3

11' 8" x 11' 7" (3.56m x 3.53m)

Bathroom

having bath with shower over, low level WC and wash hand basin inset in to vanity unit. Heated towel rail.

Double Garage

18' 11" x 17' 9" (5.77m x 5.41m)

having up and over door, power and light.

Agents Note

please be advised there is a management fee of £125 per year.



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welcome to

Forest Way, Holbeach Spalding

- THREE DOUBLE BEDROOM EXECUTIVE FAMILY HOME SITUATED IN THE TOWN OF HOLBEACH
- GOOD SIZED LOUNGE, KITCHEN/DINER & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & DOUBLE GARAGE
- ENCLOSED REAR GARDEN WITH LAWN & PATIO

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

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107573 - 0002

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