



**Langwith Gardens, Holbeach SPALDING PE12 7JN**



welcome to

## Langwith Gardens, Holbeach SPALDING

Three bedroom detached property, SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE. Open plan lounge diner, kitchen, utility & CONSERVATORY EXTENSION. First floor WET ROOM & downstairs WC. Ample off road parking for vehicles INCLUDING CARAVAN/MOTORHOME, Single garage and fully enclosed wraparound garden.



**Entrance Porch**

internal door to:

**Entrance Hall**

having stairs to first floor, wood effect laminate flooring, door to kitchen and door to:

**Lounge Diner**

24' 6" x 11' 11" max ( 7.47m x 3.63m max )

wood effect laminate flooring and French doors to:

**Conservatory**

10' 4" x 9' 1" ( 3.15m x 2.77m )

wall mounted electric heater/radiator and French doors to rear garden

**Kitchen**

9' 7" x 9' 1" ( 2.92m x 2.77m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven, four ring induction hob and stainless steel extractor. Tiled floor, door to under stairs cupboard, door to pantry cupboard housing fridge freezer and door to:

**Utility**

5' 11" x 8' ( 1.80m x 2.44m )

having space for washing machine, tumble dryer and slimline dishwasher. Tiled floor, door to rear garden and door to:

**Wc**

2' 11" x 4' 7" ( 0.89m x 1.40m )

comprising two piece suite of WC and sink. Tiled floor

**Landing**

having loft access and doors off to all first floor rooms

**Bedroom 1**

13' 6" x 10' ( 4.11m x 3.05m )

**Bedroom 2**

10' 8" x 9' 11" ( 3.25m x 3.02m )

**Bedroom 3**

6' 9" x 8' 2" ( 2.06m x 2.49m )

**Wet Room**

6' 5" x 8' ( 1.96m x 2.44m )

comprising three piece suite of WC, pedestal sink and wet room style walk-in shower area with thermostatic shower. Wet room style flooring, extractor, Mermaid panelling in shower area and built-in airing cupboard with wall mounted gas combi boiler

**Outside**

the front of the property offers a great deal of parking and is laid to block paving and gravel. The gravel area extends to the left hand side where it would be suitable to store a works van, caravan or motorhome. A side gate leads to the garden which starts at the front of the plot and extends to the rear, being laid to a combination of lawn with gravel borders and a low maintenance gravel area to the rear. A concrete path leads around the property and to the rear there is a timber garden shed and an undercover patio seating area

**Garage**

15' 11" x 8' ( 4.85m x 2.44m )

having electric up and over door, power and lighting



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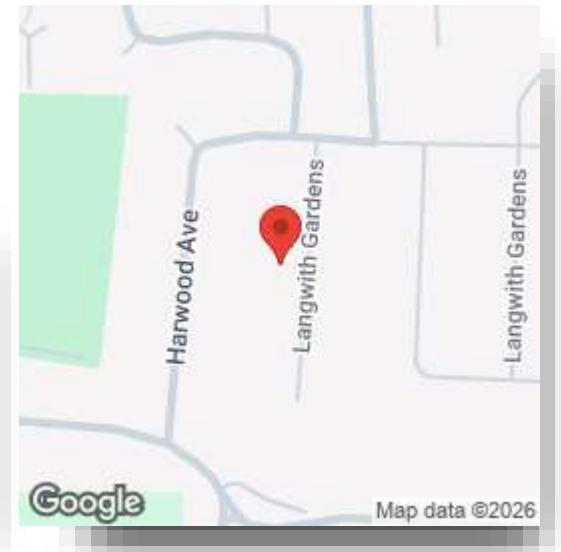
- THREE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE DINER & CONSERVATORY EXTENSION
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED WRAPAROUND GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£270,000**



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Property Ref:  
LST107004 - 0005

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