

Myrtle House Old Main Road, Holbeach Spalding PE12 8LH

welcome to

Myrtle House Old Main Road, Holbeach Spalding

ANNEXE POTENTIAL. This cottage set in the village of Fleet Hargate having a good bus route to Spalding and Kings Lynn. The spacious accommodation is ideal for family and friends with 2/3 Reception Rooms you will never have to worry about not having enough space. BEING SOLD WITH NO CHAIN













Entrance Hall Lounge

13' 7" x 11' 11" (4.14m x 3.63m)

having attractive fireplace, beams to ceiling and bow window to front. Stairs leading to first floor.

Dining Room

12' x 11' (3.66m x 3.35m)

having attractive brick fireplace with beam mantle, beams to ceiling and sash window to front,

Kitchen

13' 2" x 7' 2" (4.01m x 2.18m)

having range of units at wall and base level, sink, work surfaces. Space for cooker, space and plumbing for washing machine. Beams to ceiling.

Potential Annex

Bedroom 4 has great potential as an Annexe. Having wet room located close by with patio doors leading to the garden.

Bedroom 4

having french doors leading to the Garden,

Wet Room

having low level WC, wash hand basin, wall mounted shower, fully tiled walls. Extractor Fan.

Utility Area

11' x 7' (3.35m x 2.13m)

having units at wall and base level with work surfaces,

Rear Entrance Area

having half glazed UPVC entrance door giving access to garden. Tiled floor.

Landing

having stairs from reception room. Steps up to the three Bedrooms with further landing area having loft access.

Bedroom 1

11' 10" x 10' 6" (3.61m x 3.20m)

having sash window to front

Bedroom 2

13' 8" x 11' 11" (4.17m x 3.63m) having sash window to front.

Bedroom 3

8' 7" x 7' 11" (2.62m x 2.41m) having sash window to front.

Bathroom

having restricted head height, bath, low level WC and wash hand basin, partly tiled splashback. Cupboard housing the boiler.

Outside

Off road parking to the side of the property. The rear garden is mainly patio area with an area laid to lawn with mature bushes and flower beds.

Garage

14' 7" x 17' 5" (4.45m x 5.31m) having up and over door, power and light.





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Myrtle House Old Main Road, Holbeach **Spalding**

- CHARACTER PROPERTY IN VILLAGE LOCATION
- FLEXIBLE ACCOMMODATION
- **BATHROOM & WET ROOOM**
- POTENTIAL ANNEX
- **NO CHAIN**

Tenure: Freehold EPC Rating: D

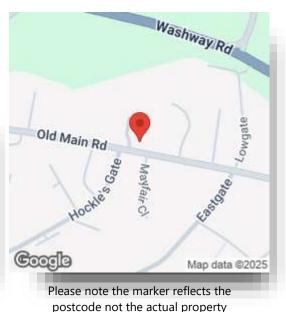
Council Tax Band: B

£250,000









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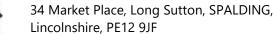
Property Ref: LST107275 - 0002

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.



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