



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.



view this property online williamhbbrown.co.uk/Property/LST107275



welcome to

Myrtle House Old Main Road, Holbeach Spalding

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST107275](https://www.williamhbrown.co.uk/Property/LST107275)



Property Ref:
LST107275 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)