



**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 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.



***view this property online*** [williamhbrown.co.uk/Property/LST107573](http://williamhbrown.co.uk/Property/LST107573)



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

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LST107573](https://www.williambrown.co.uk/Property/LST107573)



Property Ref:  
LST107573 - 0004

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@williambrown.co.uk](mailto:longsutton@williambrown.co.uk)



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



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