



John Harrison Way, Holbeach Spalding PE12 7JH

welcome to

John Harrison Way, Holbeach Spalding

This three bedroom family home is situated in a cul de sac location within walking distance of Holbeach which offers well respected schools, supermarkets, cafes and pubs. With good road links ideal for busy commuters or family days out to the Norfolk beaches.



Lounge

16' 10" x 10' 11" (5.13m x 3.33m)

Dining Room

12' 2" x 8' 10" (3.71m x 2.69m)

having patio doors leading to the rear garden.

Kitchen

9' 11" x 8' 10" (3.02m x 2.69m)

having range of units at wall and base level, worktops with inset sink, built-in cooker and gas hob with extractor over. Space for fridge/freezer.

Utility Room

8' 11" x 5' 3" (2.72m x 1.60m)

having units at wall level, worksurface with space for appliances beneath. Wall mounted boiler. Door to rear.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

11' 9" x 9' 10" (3.58m x 3.00m)

having built-in wardrobe.

En-Suite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

12' x 7' 10" (3.66m x 2.39m)

having storage cupboard.

Bedroom 3

10' x 9' 9" (3.05m x 2.97m)

having built-in wardrobe.

Bathroom

having bath, low level WC and wash hand basin.

Gargage

16' 7" x 8' 5" (5.05m x 2.57m)

having up and over door.

Outside

the property sits back behind a small foregarden with hedges to the borders. The tarmac drive offers off road parking for several cars. The rear garden is laid to lawn with patio and gravel areas.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbbrown.co.uk/Property/LST107637



welcome to

John Harrison Way, Holbeach Spalding

- THREE BEDROOM DETACHED FAMILY HOME
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN & UTILITY ROOM
- FAMILY BATHROOM, EN-SUITE AND CLOAKROOM
- AMPLE OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107637



Property Ref:
LST107637 - 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@williamhbrown.co.uk



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



williamhbrown.co.uk