



Fleet Road, Holbeach SPALDING PE12 7AX

welcome to

Fleet Road, Holbeach SPALDING

This delightful home would be perfect for someone who is looking to get onto the ladder. Situated in a town centre location with amenities, cafes and pubs on the doorstep. The flexible layout can be utilised to fit the new owners needs. Call the team today to book a viewing.



Lounge

14' 5" x 12' 2" (4.39m x 3.71m)

Kitchen

13' 7" x 9' 2" (4.14m x 2.79m)

having range of units at wall and base level, worktops with inset sink. Space for cooker, and dishwasher. Built-in pantry and door to conservatory.

Conservatory

14' 5" x 11' (4.39m x 3.35m)

being of brick and UPVC construction with french doors to the rear garden.

Utility Room

5' 9" x 5' 3" (1.75m x 1.60m)

having worktops with space for washing machine and tumble drier.

Dining Room/Bedroom 3

11' 10" x 9' 10" (3.61m x 3.00m)

currently being used as an office.

Landing

having loft access.

Bedroom 1

12' 4" x 12' 3" (3.76m x 3.73m)

having built-in storage/wardrobe.

Bedroom 2

11' 9" x 10' 5" (3.58m x 3.17m)

having built-in storage cupboard.

Bathroom

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

Outside

the property sits behind a small foregarden which is laid to lawn with hedging. Side gate leading to rear enclosed garden which is laid to lawn with a patio area and shed. Gate giving access to rear parking area.

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.



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welcome to

Fleet Road, Holbeach SPALDING

- SEMI-DETACHED HOUSE IN TOWN CENTRE LOCATION
- TWO/THREE BEDROOMS
- KITCHEN LEADING TO THE CONSERVATORY
- FAMILY BATHROOM WITH BOTH A BATH & SHOWER CUBICLE
- OFF ROAD PARKING TO THE REAR

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107599 - 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