



Fairfields, Holbeach Spalding PE12 7JE

welcome to

Fairfields, Holbeach Spalding

This two bedroom bungalow is situated in a popular residential location, conveniently situated close to a regular bus service providing easy access to larger neighbouring towns. Offering comfortable accommodation throughout, making it an ideal choice for comfortable and low-maintenance living.



Entrance Hall

having storage cupboard and loft access.

Lounge

12' 8" x 12' 8" (3.86m x 3.86m)

Kitchen/Diner

18' 4" x 14' (5.59m x 4.27m)

having range of units at wall and base level, built-in oven, hob and extractor over. Space for washing machine, dishwasher and fridge/freezer.

Shower Room

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

Bedroom 1

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom 2

10' 8" x 9' 1" (3.25m x 2.77m)

Bathroom

having bath, low level WC and wash hand basin.

Garage

15' 9" x 8' 9" (4.80m x 2.67m)

having up and over door.

Outside

the property sits back behind a lawned foregaden with off road parking for 1/2 cars. The rear garden is laid to lawn with a patio and decked area. Summer house with electric.

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

Fairfields, Holbeach Spalding

- DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- TWO BEDROOMS
- SHOWER ROOM & FAMILY BATHROOM
- KITCHEN/DINER
- ON A REGULAR BUS ROUTE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107760 - 0008

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.

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