

Spalding Road, Holbeach, Spalding, PE12 7HG.



Kitchen



Dining Room



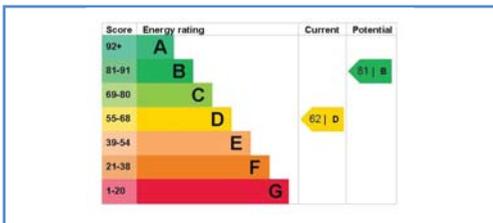
Lounge



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Semi-detached, three bedroom family home in Holbeach
 Spalding Road, Holbeach, Spalding, PE12 7HG.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING

£199,950

T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S191

www.harrisonroseproperty.com

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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Ground Floor

Hall

Entrance door, stairs leading to landing, radiator, doors to:

Lounge

3.85m (12'8") x 3.20m (10'5")
UPVC double glazed bay window to front, radiator, double doors leading to:

Dining Room

3.89m (12'9") x 4.16m (13'7")max
UPVC double glazed window to rear, double radiator, door to:

Kitchen

4.71m (15'5") max x 2.59m (8'6")
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in oven, four ring gas hob with extractor hood over, double radiator, open plan to:

Utility

3.13m (10'3") x 0.97m (3'2")
Fitted with a matching range of base units with worktop space over, sink with mixer tap, plumbing for washing machine.

Shower Room

Fitted with a three piece suite comprising a shower enclosure, low-level WC and pedestal wash hand basin, tiled splashbacks, radiator.

First Floor

Landing

Built-in storage cupboard, access to loft, doors to:

Bedroom 1

4.27m (14'0") x 3.90m (12'9")
Two uPVC double glazed windows to front, double radiator.

Bedroom 2

4.01m (13'2") x 2.46m (8'1")
UPVC double glazed window to rear, radiator.

Bedroom 3

3.43m (11'3") x 2.74m (9')
UPVC double glazed window to rear, built-in storage cupboard with access to boiler.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to side.

Outside

The front of the property is mainly laid to gravel allowing for off road parking, side gate. Enclosed rear garden, laid to lawn with a patio area and astro to the side.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

- To arrange a viewing, please call us 01733 202525 -