



**Windmill Close, Holbeach SPALDING PE12 7NX**



**welcome to**

**Windmill Close, Holbeach SPALDING**

TWO FAMILIES NOT A PROBLEM. This Detached Family Home has the added benefit of a self contained Annex. With spacious accommodation to the main house offering family flexibility to be together or enjoy their own time. Situated in Holbeach with Good Schools, Doctors, amenities and regular bus route



### **Entrance Hall**

having door to front, radiator and stairs to First Floor.

### **Lounge**

21' 8" x 12' ( 6.60m x 3.66m )

having attractive fireplace with electric fire, TV point, radiator and wall lights. UPVC window to front, internal French doors leading into the Kitchen. Archway into Dining Room.

### **Dining Room**

18' 2" x 9' 7" ( 5.54m x 2.92m )

having UPVC French doors leading to the rear Garden. Vertical wall mounted radiator and windows to rear.

### **Kitchen**

14' x 7' 3" ( 4.27m x 2.21m )

having units at wall and base level, worktops with inset sink drainer. Eye level oven, electric hob with cooker hood over, Space and plumbing for washing machine and Dishwasher. Space for appliances.

### **Cloakroom**

having low level WC, wash hand basin, tiled splash back. UPVC window to front.

### **Annex**

#### **Inner Hall**

having internal door, coved ceiling.

### **Bedroom 1**

16' 6" Max x 10' 8" Max ( 5.03m Max x 3.25m Max )

having UPVC window to side, radiator and wall mounted boiler.

### **Wet Room**

having Shower, WC (higher height), wash hand basin, partly tiled walls, heated towel rail, wet room flooring. UPVC window to side.

### **Lounge**

13' 3" x 9' 7" ( 4.04m x 2.92m )

having UPVC French Doors and windows to rear. TV point, radiator, coved ceiling. Archway into Kitchen.

### **Kitchen**

10' 7" x 5' ( 3.23m x 1.52m )

having range of units at wall and base level, worksurface with sink and drainer. Electric hob with extractor over, space and plumbing for a slimline dishwasher, skimmed ceiling.

### **Landing**

having stairs from Entrance Hall, UPVC window to front, airing cupboard and radiator.

### **Bedroom 1**

14' 2" x 12' ( 4.32m x 3.66m )

having UPVC window to rear, TV point and radiator.

### **Bedroom 2**

11' 5" x 8' 2" Min ( 3.48m x 2.49m Min )

having UPVC window to rear, TV point and radiator.

### **Ensuite**

having fully tiled shower cubicle, low level WC and wash hand basin. Partly tiled walls and loft hatch.

### **Bedroom 3**

12' 7" x 10' 7" ( 3.84m x 3.23m )

having UPVC window to rear and radiator.

### **Bedroom 4**

12' x 7' 5" ( 3.66m x 2.26m )

having UPVC window to front and radiator.

### **Bathroom**

having 'P' shaped bath with mixer tap shower over, low level WC and pedestal washbasin. Fully tiled walls, heated towel rail and UPVC window to side.

### **Outside**

the property is set a large decorative chipped area offering extensive Off Road Parking with further parking leading to the Double Garage (half being converted into Annex) with the other half still being a Garage. Side gate leading to the rear Garden which is enclosed by fencing with lawn and decking. Flower beds, Greenhouse, outside tap and light.

### **Note**

The Double Garage has been converted from a Double Garage into a Single Garage to accommodate the Annex.



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## Windmill Close, Holbeach SPALDING

- Detached House with Self Contained Annex
- Four Bedrooms
- Spacious Accommodation ideal for a growing family
- Family Bathroom And Ensuite
- MUST BE VIEWED

Tenure: Freehold EPC Rating: D

offers over

**£325,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LST105509 - 0013

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