



Tolls Lane, Holbeach Spalding PE12 7PR



**william
h brown**

welcome to

Tolls Lane, Holbeach Spalding

This two bedroom semi detached house is situated on the outskirts of Holbeach offering supermarkets, local amenities, cafes, pubs and much more. With spacious accommodation ideal for entertaining. The property boasts good road links to the major roads ideal for busy commuters.



Lounge

having feature gas fire with patio doors leading to the conservatory.

having up and over door, power and light.

Conservatory

having a sky light roof and french doors leading to the patio.

Kitchen

having range of units at wall and base level, worktops with inset sink. Space for cooker with extractor over. Space for fridge, freezer and slimline dishwasher. Wall mounted Valiant boiler. Pantry having shelving and window.

Downstairs Bathroom

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

Rear Porch/ Boot Room

having doors to the rear and side.

Wc

having low level WC.

Utility Room

space for washing machine.

Office

having door and window to the side.

Landing

having loft access.

Bedroom 1

having built-in wardrobe.

Bedroom 2

having built-in wardrobe and airing cupboard.

Cloakroom

having low level WC and wash hand basin.

Garage

23' 11" x 12' 2" (7.29m x 3.71m)



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welcome to

Tolls Lane, Holbeach Spalding

- TWO BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH PATIO DOORS LEADING TO THE CONSERVATORY
- MODERN KITCHEN & PANTRY
- DOWNSTAIRS BATHROOM & UPSTAIRS CLOAKROOM
- AMPLE OFF ROAD PARKING & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107506 - 0003

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