



**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 to book your 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.



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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

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107599 - 0002

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