



Spinney Close, Holbeach SPALDING PE12 7FF

welcome to

Spinney Close, Holbeach SPALDING

Three double bedroom executive style detached bungalow, IMPRESSIVELY BUILT & IMMACULATELY PRESENTED. Open plan kitchen, dining & living area. Family bathroom with four piece suite & EN-SUITE TO MASTER BEDROOM WITH THREE PIECE SUITE. Ample off road parking, DETACHED DOUBLE GARAGE & enclosed garden



Entrance Hall

Having loft access. Built-in storage cupboard housing the hot water tank.

Lounge/ Diner

22' 4" x 13' 11" (6.81m x 4.24m)

Comprising of bi-folding doors to the garden. Decoclick flooring in the dining area.

Kitchen

12' 8" x 24' 2" (3.86m x 7.37m)

Having wall and base units. Composite surfaces. Large central island having base units and a one and a half bowl blanco sink, Integrated Neff dishwasher, pull out plug sockets. Integrated Neff single electric oven adjoining to the single Neff electric combination oven and microwave plus warming draw. Candi wine cooler. Bosch integrated fridge freezer.

Utility Room

6' 11" x 7' 8" (2.11m x 2.34m)

Comprising of wall and base units. Composite surfaces. Single bowl stainless steel sink. Wall mounted gas boiler. Decoclick flooring. Space for a washing machine and tumble dryer. Door leading to the driveway.

Bedroom One

11' 9" x 18' 6" (3.58m x 5.64m)

En Suite

6' 11" x 7' 5" (2.11m x 2.26m)

Having a W/C. Inset sink. Walk-in double shower cubicle with dual head thermostatic shower. Extractor. Heated towel rail. Tiled flooring. Built-in storage cupboards.

Bedroom Two

10' 7" x 10' 8" (3.23m x 3.25m)

Bedroom Three

9' 9" x 10' 8" (2.97m x 3.25m)

Bathroom

6' 8" x 10' 8" (2.03m x 3.25m)

Having a W/C. Inset sink. Bath. Double shower cubicle with dual head thermostatic shower.

Extractor. Heated towel rail. Tiled flooring. Built-in cupboard space.

Exterior

Front: Block paved drive with ample off road parking. Front and side lawn with trees and shrubs. Outside tap. Paved path to the front door.

Rear: Enclosed by fencing and high level brick wall. Low maintenance gravel, shrub and plant borders. Patio area. Secret garden with lawn. Shrubs and tree boarder.

Double Garage

17' 10" x 18' (5.44m x 5.49m)

Having a electric powered door. Power and lighting. Loft access. Side door leading to the garden.

Agents Note

"Please note 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

Spinney Close, Holbeach SPALDING

- EXECUTIVE STYLE THREE DOUBLE BEDROOM DETACHED BUNGALOW
- OPEN PLAN KITCHEN, DINING & LIVING AREA WITH SEPARATE UTILITY
- FAMILY BATHROOM & EN-SUITE TO THE MASTER BEDROOM
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED LOW MAINTENANCE GARDEN WITH 'SECRET GARDEN' BEHIND GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£399,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113526 - 0006

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