



Pamona House Holbeach Road, Spalding PE12 6JP

welcome to

Pamona House Holbeach Road, Spalding

****VIEWING ADVISED**** FOUR BEDROOM DETACHED CHARACTER PROPERTY IN THE SOUGHT AFTER TOWN OF SPALDING!!



Shower Room

Wash hand basin, low level W.C, shower cubicle with power shower and glazed screen, tiled flooring, radiator, UPVC window facing the side aspect.

Lounge

16' 4" x 17' 5" (4.98m x 5.31m)

Gas fire with marble and wood surround, laminate flooring, two radiators, power points, tv point, Victorian bay window with shutters to the front.

Kitchen

19' 3" x 9' 6" (5.87m x 2.90m)

Integrated double oven with electric hob and extractor hood, space for fridge/freezer/dishwasher, eye and base units, composite sink, chef tap, powers points, telephone point, window to the rear. ceramic tiled floor

Utility

8' 10" x 8' 6" (2.69m x 2.59m)

Open plan area from the kitchen diner, space for washing machine and dryer. base units with a sink.

Library

17' 6" x 13' 1" (5.33m x 3.99m)

Gas fire place featuring marble and wood surround, stunning bay window with shutters facing the front of the property, radiator and carpet flooring.

Dining Room

12' x 19' 7" (3.66m x 5.97m)

Brick fireplace feature with UPVC French doors leading outside with beautiful original wood flooring. power points.

Rear Garden

To the rear of the garage is a further secluded area which is surrounded by established trees and shrubs and feature's a polytunnel housing a swimming pool.

Family Room/ Bedroom Two

15' 7" x 11' 11" (4.75m x 3.63m)

Built in storage, window to the side, original cast iron grate with wooden fire surround and tiled hearth and

original cast iron grate fireplace, power points, built in wardrobes and built in shelving with carpet flooring.

Bedroom One

16' 4" x 14' 10" (4.98m x 4.52m)

Window facing the front of the property, fireplace feature, Carpet flooring with radiator.

Bedroom Three

14' 11" x 13' 2" (4.55m x 4.01m)

Original fireplace feature with laminate flooring featuring sash windows.

Bedroom Four

17' 3" x 9' 8" (5.26m x 2.95m)

Window's facing the rear and side of the property, power points, laminate flooring. built in storage cupboard,

Bathroom

Five piece bathroom suite comprising of low level W.C, bidet, pedestal wash hand basin, spa bath, separate shower cubicle with electric shower, heated towel rail, airing cupboard housing hot water tank and shelving. Tiled flooring with inset spotlights and panelled ceiling.

Conservatory

21' 7" x 8' 10" (6.58m x 2.69m)

Ceiling fan with light, power points, French doors and UPVC double glazed window, radiator with vinyl wood effect flooring.

Agent 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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Pamona House Holbeach Road, Spalding

- DETACHED CHARACTER PROPERTY
- VIEWING RECOMMENDED
- CLOSE PROXIMITY TO AMENITIES
- DOUBLE GARAGE
- AMPLE OFF-ROAD PARKING

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

offers in the region of

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG111711 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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