



Sandringham Court, Holbeach Spalding PE12 7RL

welcome to

Sandringham Court, Holbeach Spalding

Spacious three bedroom family home situated in the popular town of Holbeach. The property features a kitchen/diner, ideal for family living and entertaining, along with a bright conservatory overlooking the rear garden. Further accommodation includes a comfortable lounge and a family shower room.



Lounge

17' 9" x 11' 2" (5.41m x 3.40m)
having attractive fireplace with inset fire.

Kitchen/Diner

17' 6" x 10' 9" (5.33m x 3.28m)
having range of units at wall and base level,
integrated oven with hob and extractor over.
Integrated dishwasher, space for washing machine
and fridge/freezer. Door to conservatory.

Conservatory

9' 9" x 7' 3" (2.97m x 2.21m)
being of brick and UPVC construction with french
doors to the rear garden.

Cloakroom

having low level WC and wash hand basin.

Landing

having storage cupboard. Loft access.

Bedroom 1

11' 9" x 11' (3.58m x 3.35m)
having built-in wardrobe with over head storage.
Storage cupboard with hanging rail.

Bedroom 2

11' 3" x 10' 2" (3.43m x 3.10m)
having built-in wardrobe.

Bedroom 3

7' 9" x 7' 5" (2.36m x 2.26m)

Shower Room

having large shower cubicle, low level WC and wash
hand basin with storage beneath.

Garage

18' 4" x 9' (5.59m x 2.74m)
having up and over door, power and light.

Outside

having off road parking for 2 cars to the front. The
rear garden is enclosed with lawn with shrubs to the
borders. Patio area with 2 seating areas and a

pergola.

Agents Note

Please note that 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

Sandringham Court, Holbeach Spalding

- MODERN DETACHED FAMILY HOME TUCKED AWAY IN A CUL DE SAC LOCATION
- KITCHEN/DINER WITH SPACE APPLIANCES
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- THREE BEDROOMS WITH FITTED WARDROBES TO TWO BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LST107795 - 0004

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