



**Oakwood Glade, Holbeach Spalding PE12 7JS**



**welcome to**

**Oakwood Glade, Holbeach Spalding**

A beautifully presented and modern three-bedroom home, featuring a spacious kitchen-diner, en suite to the master bedroom, integral garage, and a private enclosed garden. Perfect for families or buyers seeking a move-in-ready property in an ideal location.



**Entrance Hall****Lounge**

10' 2" x 15' 1" ( 3.10m x 4.60m )

having under stairs storage cupboard.

**Kitchen/Diner**

14' 8" x 10' 10" ( 4.47m x 3.30m )

having units at wall and base level, built in oven and hob, space for washing machine. Integrated fridge/freezer. Dining area with french doors leading to the rear garden.

**Cloakroom**

having low level WC and wash hand basin.

**Landing****Bedroom 1**

14' 4" x 10' 1" ( 4.37m x 3.07m )

having sloping ceiling with reduced head height.

Built-in storage cupboard.

**En-Suite**

having shower cubicle, low level WC and wash hand basin.

**Bedroom 2**

10' 7" x 11' 4" ( 3.23m x 3.45m )

**Bedroom 3**

10' 4" x 8' 3" ( 3.15m x 2.51m )

**Bathroom**

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

**Outside**

the property sits back behind a small foregarden with a driveway offering off road parking. To the rear is an enclosed garden laid to lawn with patio area.

**Garage**

19' 9" x 9' 11" ( 6.02m x 3.02m )

having up and over door.

**Agents Note**

there is a management fee of £230 per year.

**Agents Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



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welcome to

## Oakwood Glade, Holbeach Spalding

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- SINGLE GARAGE
- MODERN LIVING THROUGHOUT
- CLOSE TO AMENITIES

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

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST107483 - 0005

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