



Pipwell Meadows, Holbeach SPALDING PE12 8TA

welcome to

Pipwell Meadows, Holbeach SPALDING

This spacious detached family home is situated in the village of Saracens Head with Holbeach a short drive away offering amenities, good schools, cafes and doctors. With great road links to A17 ideal for commuting. Call the team to see everything this lovely home has to offer its new owners.



Entrance Hall**Snug/Study**

9' 9" x 8' 11" (2.97m x 2.72m)

Lounge

16' 2" x 21' 1" (4.93m x 6.43m)

having windows to front, side and rear.

Kitchen

8' 10" x 18' 6" (2.69m x 5.64m)

having range of units at wall and base level, worktops with inset sink. Integrated oven, induction hob and breakfast bar.

Dining Room

11' 6" x 18' 6" (3.51m x 5.64m)

having double patio doors either side leading to the rear garden.

Utility Room

7' 2" x 8' 2" (2.18m x 2.49m)

having space for washing machine and tumble dryer.

Study/Office

13' x 11' 9" (3.96m x 3.58m)

having a range of fitted cupboards.

Cloakroom

having low level WC, wash hand basin and heated towel rail.

Landing

having airing cupboard and loft hatch.

Bedroom 1

12' 2" x 22' 3" (3.71m x 6.78m)

having range of fitted cupboards.

En-Suite

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

Bedroom 2

10' 6" x 16' 8" (3.20m x 5.08m)

having range of fitted wardrobes.

Bedroom 3

10' 4" x 12' 11" (3.15m x 3.94m)

Bedroom 4

8' 10" x 10' 5" (2.69m x 3.17m)

having fitted wardrobe.

Bathroom

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

Garage

18' 2" x 17' 6" (5.54m x 5.33m)

having up and over door, power and light.

Outside

the property is approached via a good sized driveway offering ample off road parking for multiple vehicles. Double gates either side of the property give access to the rear garden which is laid to lawn with apple, pear and plumb trees. Large polytunnel, veranda, shed with power and further small shed.

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

Pipwell Meadows, Holbeach SPALDING

- SPACIOUS DETACHED HOUSE IN VILLAGE LOCATION SET ON A 0.50 ACRE PLOT STS
- FOUR RECEPTION ROOMS & FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM WITH BOTH BATH AND SHOWER CUBICLE & EN-SUITE TO MASTER
- GOOD SIZED GARDEN WITH FRUIT TREES
- LARGE DRIVEWAY & DOUBLE GARAGE

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

offers over

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107343 - 0009

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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