



Northons Lane, Holbeach Spalding PE12 7PZ

welcome to

Northons Lane, Holbeach Spalding

This well presented home is ready to move into. With bright and airy rooms including a conservatory off the lounge overlooking the enclosed rear garden. Situated in the popular town of Holbeach within walking distance of both primary and secondary schools.



Lounge

15' 8" x 15' 8" (4.78m x 4.78m)

having french doors to the patio and doors to the conservatory. Stairs to first floor.

Conservatory

9' 10" x 7' 5" (3.00m x 2.26m)

being of brick and UPVC construction.

Kitchen/Diner

15' 8" x 14' (4.78m x 4.27m)

having range of units at wall and base level, granite worktops with inset sink. Eye level cooker, hob with extractor over. Integrated dishwasher and fridge freezer. Space for washing machine.

Cloakroom

having low level WC and wash hand basin.

Landing

having airing cupboard.

Bedroom 1

15' 8" x 9' 9" (4.78m x 2.97m)

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m)

Bedroom 3

8' 5" x 6' 11" (2.57m x 2.11m)

having built-in wardrobes, over head storage and a bedside cupboard. .

Shower Room

having walk-in shower with power shower, low level WC and vanity unit. Fully tiled walls, heated towel rail.

Garage

having up and over door, power and light.

Outside

the property sits back behind a good sized gravel driveway offering ample off road parking. The enclosed rear garden is laid to lawn with two patio area ideal for outdoor dining , lawn and two electric sockets.

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

Northons Lane, Holbeach Spalding

- WELL PRESENTED FAMILY HOME IN TOWN
- LOCATION WITHIN WALKING DISTANCE OF AMENITIES
- THREE BEDROOMS
- LOUNGE LEADING TO THE CONSERVATORY
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- AMPLE OFF ROAD PARKING & GARAGE

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

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107659 - 0004

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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