



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. Call today to view.



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.

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

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

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107483 - 0008

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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