



Angell Lane, Holbeach Spalding PE12 7EW

welcome to

Angell Lane, Holbeach Spalding

PRICED TO SELL. This detached family home is situated in the popular location of Holbeach which offers three supermarkets, two primary and a secondary school within walking distance. Situated within close proximity of the A17 ideal for commuting or enjoying days out. BEING SOLD WITH NO CHAIN.



Lounge/Diner

20' 10" x 15' 3" (6.35m x 4.65m)

Kitchen

7' 10" x 7' 2" (2.39m x 2.18m)

having range of units at wall land base level, worktops with inset sink. Space for cooker and washing machine.

Landing

having storage cupboard and loft access.

Bedroom 1

12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom 2

8' 10" x 8' 7" (2.69m x 2.62m)

Bedroom 3

7' 6" x 6' 4" (2.29m x 1.93m)

Bathroom

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

Outside

the property sits back behind a small foregarden with a gravel driveway to the side offering off road parking. The rear garden is enclosed with a lawn, patio and 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

Angell Lane, Holbeach Spalding

- DETACHED FAMILY HOME SITUATED IN HOLBEACH WITH SUPERMARKETS, SCHOOLS, CAFES AND LOCAL AMENITIES
- LOUNGE/DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- NO CHAIN

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

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107510 - 0006

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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