



The Bungalow Washway Road, Holbeach Spalding PE12 8AY

welcome to

The Bungalow Washway Road, Holbeach Spalding

This detached bungalow is situated in a semi rural location with fields views to the rear. Giving the countryside feel with the towns of Holbeach and Long Sutton a short drive away. The bright lounge/diner is at the heart of this lovely home. Call the team today to book your viewing.



Hallway

having cupboard housing the boiler.

Lounge/Diner

22' 6" x 11' 1" (6.86m x 3.38m)

having multi-fuel burner inset into an attractive fireplace to the lounge and electric fire in the dining area.

Kitchen/Diner

14' x 11' 5" (4.27m x 3.48m)

having range of units at wall and base level, worktops with inset sink. built-in electric oven, hob with extractor over. Space for washing machine and tumble dryer.

Bedroom 1

11' x 10' (3.35m x 3.05m)

Bedroom 2

10' 11" x 10' 1" (3.33m x 3.07m)

Bedroom 3

11' x 7' 10" (3.35m x 2.39m)

Bathroom

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

Outside

the property is approached over a private drive leading to a gravel driveway offering off road parking for several cars. EV charging point. The enclosed rear garden is laid to lawn with field views.

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

The Bungalow Washway Road, Holbeach Spalding

- DETACHED BUNGALOW SET DOWN A PRIVATE DRIVE
- THREE BEDROOMS
- GOOD SIZED LOUNGE/DINER WITH BOTH A MULTI-FUEL BURNER AND ELECTRIC FIRE
- FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER CUBICLE
- AMPLE OFF ROAD PARKING AND ENCLOSED GARDEN WITH FIELD VIEWS

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107519 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk