



**Chapel View St. Marks Road, Holbeach Spalding PE12 8DZ**

**welcome to**

**Chapel View St. Marks Road, Holbeach Spalding**

Two double bedroom detached character property, FULLY RENOVATED BY CURRENT OWNER. Kitchen having integrated appliances. Lounge, family bathroom with MODERN THREE PIECE SUITE. Off road parking for 2-3 cars & LOW MAINTENANCE PLOT WITH REAR YARD. Open Field Views. AVAILABLE WITH NO CHAIN



## **Kitchen**

14' 7" x 8' 2" ( 4.45m x 2.49m )

having a range of wall and base units, composite work surfaces and a single bowl sink. Integrated electric oven, four ring induction hob and extractor. Space for fridge freezer, washing machine and dishwasher. Side door to garden, wall mounted electric boiler and door to:

## **Lounge**

14' 7" x 10' 5" ( 4.45m x 3.17m )

having stairs to first floor

## **Landing**

with loft access and doors off to all first floor rooms

## **Bedroom 1**

11' 5" x 8' 10" ( 3.48m x 2.69m )

fitted USB plug sockets

## **Bedroom 2**

8' 6" x 10' 5" ( 2.59m x 3.17m )

fitted USB plug sockets

## **Bathroom**

5' 8" x 7' 3" ( 1.73m x 2.21m )

comprising three piece suite of WC, inset sink with cupboard beneath and fitted shelving unit and shower cubicle with electric shower

## **Outside**

to the front of the property there is a gravel driveway providing off road parking for 2-3 cars. A gravel and paved pathway leads to the left hand side and gives access to the side entrance door, as well as to the low maintenance rear yard laid to gravel and paving and enclosed by fencing to three sides

## **Agents Note**

in the agents opinion, the property would potentially suit use as a holiday let/Air BnB due to its low maintenance plot and quiet location. The property is a short drive from the Norfolk border and approximately 1hr from Hunstanton



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welcome to

## Chapel View St. Marks Road

- FULLY RENOVATED TWO DOUBLE BEDROOM CHARACTER PROPERTY IN RURAL LOCATION
- LOUNGE & KITCHEN WITH PARTLY INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH MODERN THREE PIECE SUITE
- OFF ROAD PARKING FOR 2-3 CARS
- LOW MAINTENANCE PLOT

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

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107047 - 0008

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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](mailto:longsutton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**