



**Leadenham House Old Main Road, Holbeach Spalding PE12 8LL**



**william  
h brown**

**welcome to**

**Leadenham House Old Main Road, Holbeach Spalding**

This beautiful detached home has been lovingly renovated by the current owner both inside and out with a family at the heart of every decision. The lounge and snug are both light and airy with bow and sash windows allowing the light to flood in with log burners for those cooler nights.



### **Entrance Hall**

having stairs leading to the first floor and under stair storage.

### **Lounge**

17' 7" x 11' 6" ( 5.36m x 3.51m )

having bow window to front and sash window to the side. Attractive feature brick surround with solid oak mantle housing a log burner.

### **Snug**

12' 10" x 10' 11" ( 3.91m x 3.33m )

having attractive fireplace cast- iron wood burning stove. Exposed ceiling beams.

### **Kitchen/Diner**

17' 2" x 11' 11" ( 5.23m x 3.63m )

having range of bespoke handmade units at wall and base level made from reclaimed pine, with worktops and inset Carron Phoenix sink. Built-in oven with extractor over. Integrated NEFF dishwasher, Seimens fridge and AEG freezer. Solid wood flooring. Bow window to rear and french doors leading to the side patio.

### **Sun Room**

15' 5" x 6' 4" ( 4.70m x 1.93m )

having quarry tiled floor and stable door to rear.

Utility Room Area: 6'4 x 3'5

having units at wall and base level, worktops with inset stainless steel sink. Space for washing machine and tumble drier

### **Cloakroom**

having low level WC and wash hand basin.

### **Bedroom 1**

17' 7" x 11' 6" ( 5.36m x 3.51m )

having sash windows to the front and side. Feature Victorian style fireplace. ( not working).

### **Bedroom 2**

13' 3" x 11' 5" ( 4.04m x 3.48m )

having Sash windows to the front and side.

### **Bedroom 3**

11' 2" x 11' 11" ( 3.40m x 3.63m )

having airing cupboard.

### **Bathroom**

having bath with separate shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail.

### **Garage**

having sliding doors to the front and attached storeroom.

### **Workshop**

having power and light, doorway leading to washroom having low level WC and wash hand basin. Door and two windows.

### **Outside**

the property sits within a fully enclosed garden laid to lawn with attractive well stocked borders with flowers, shrubs and mature trees. Bandstand with power and light having a feature patio area within the well maintained lawn. The french doors from the kitchen lead out to a Pagoda with patio area ideal for enjoying outdoor dining.

Double gates give access to the large gravel driveway offering ample off road parking for family and friends.



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## Leadenham House Old Main Road, Holbeach Spalding

- DETACHED COTTAGE STYLE HOUSE SET IN A VILLAGE LOCATION
- GOOD SIZED LOUNGE & SEPARATE SNUG
- BESPOKE KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING FOR MULTIPLE VEHICLES & ATTRACTIVE ENCLOSED GARDEN

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

offers over  
**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST107588 - 0003

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