



St. Francis Close, Holbeach SPALDING PE12 7GB



welcome to

St. Francis Close, Holbeach SPALDING

This beautifully presented and modern four bedroom home features a spacious kitchen/diner leading to the large patio giving flexible dining both inside and out. If you are looking for a turn key property then look no further. Call the team to book your viewing.



Entrance Hall

having understair cupboard.

Lounge

15' 11" x 9' 9" (4.85m x 2.97m)

Kitchen/Diner

16' 3" x 10' 7" (4.95m x 3.23m)

having a range of units at wall and base level, worktops with inset stainless steel sink. Integrated oven, hob with built-in extractor. Space for fridge/freezer and dishwasher. French door leading to the patio area.

Utility Room

10' 6" x 4' 11" (3.20m x 1.50m)

having units at wall level, worktops with inset sink, space for washing machine and tumble drier. Door to rear.

Cloakroom

having low level WC and wash hand basin.

Landing

having loft access.

Bedroom 1

16' 3" x 10' 8" (4.95m x 3.25m)

having large storage cupboard.

En-Suite

9' 6" x 5' 10" (2.90m x 1.78m)

having bath with shower over, low level WC and wash hand basin with cupboard beneath. Heated towel rail.

Bedroom 2

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom 3

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom 4

10' 6" x 9' 2" (3.20m x 2.79m)

Bathroom

6' 9" x 7' 3" (2.06m x 2.21m)

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

Garage

20' 2" x 10' 7" (6.15m x 3.23m)

having up and over door, power and light.

Outside

the property sits back behind a good sized driveway offering ample off road parking for several cars. The enclosed rear garden is laid to lawn. The large patio is laid to porcelain slabs with a built-in barbecue situated under a wooden pergola ideal for outside entertaining. Decking to the side, shed and gravel edging to the borders.

Agents Note

there is a management charge of £144.85 per year.



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St. Francis Close, Holbeach SPALDING

- DETACHED WELL PRESENTED FAMILY HOME IN A POPULAR LOCATION
- LOUNGE & KITCHEN/DINER WITH FRENCH DOORS TO THE REAR GARDEN
- FOUR BEDROOMS WITH EN-SUITE TO MASTER
- GARAGE WITH GOOD SIZED DRIVEWAY & ENCLOSED LARGE GARDEN
- WALKING DISTANCE OF TOWN AND WELL RESPECTED SCHOOLS

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107546 - 0004

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