



**1 Ashburton Close, Holbeach Spalding PE12 7RR**



**welcome to**

**1 Ashburton Close, Holbeach Spalding**

This modern well presented Semi Detached House would make an ideal first home Situated close to supermarkets, amenities, doctors, pubs and cafes. With great road links to Spalding, Boston and Kings Lynn making it ideal for busy commuters or days out. Call the team to book your viewing.



**Lounge**

15' 3" x 15' ( 4.65m x 4.57m )

**Kitchen/Diner**

14' 11" x 10' 2" ( 4.55m x 3.10m )

having range of units at wall and base level, worktops with inset sink. Integrated oven, fridge/freezer and dishwasher. Space for washing machine. French doors to the rear garden.

**Cloakroom**

having low level WC and wash hand basin.

**Bedroom 1**

9' 8" x 8' 4" ( 2.95m x 2.54m )

having built-in wardrobe.

**En-Suite**

having shower cubicle, low level WC and wash hand basin. Heated towel rail.

**Bedroom 2**

9' 8" x 8' ( 2.95m x 2.44m )

**Bedroom 3**

8' 4" x 6' 8" ( 2.54m x 2.03m )

**Bathroom**

having bath, low level WC and wash hand basin.

**Outside**

the property has off road parking to the side for 2 cars. The enclosed rear garden is laid to lawn with a patio area.



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welcome to

## 1 Ashburton Close, Holbeach Spalding

- MODERN THREE BEDROOM SEMI DETACHED HOUSE ON POPULAR DEVELOPMENT
- GOOD SIZED LOUNGE AND MODERN KITCHEN WITH FRENCH DOORS TO THE REAR GARDEN
- FAMILY BATHROOM, EN-SUITE TO MASTER AND CLOAKROOM
- OFF ROAD PARKING & ENCLOSED REAR GARDEN
- SITUATED CLOSE TO AMENITIES

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

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107545 - 0004

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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.



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