



Rustic Roman Bank, Holbeach Spalding PE12 8BB

welcome to

Rustic Roman Bank, Holbeach Spalding

Detached family home situated on a good sized plot on the outskirts of Holbeach. The spacious lounge has windows to both the front and rear. With a kitchen/dining room leading to the conservatory overlooking the large rear garden ideal for budding gardeners who are looking to put their stamp on it



Lounge/Diner

23' 11" x 12' 5" (7.29m x 3.78m)

Kitchen/Dining Room

11' 10" x 10' 8" (3.61m x 3.25m)

having range of units at wall and base level, worktops with inset sink. Space for free standing cooker and washing machine. Patio door leading to the conservatory.

Conservatory

11' 5" x 9' 3" (3.48m x 2.82m)

Wc

having toilet.

Landing

having airing cupboard with loft access.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

having range of built-in wardrobes with cupboards above.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

Bathroom

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

Garage

15' 11" x 10' 8" (4.85m x 3.25m)

having up and over door.

Outside

the property sits on a good sized plot with a gravel driveway offering ample off road parking for several vehicles. The rear garden is laid to lawn and a patio area.

Agent Note

"Please note 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

Rustic Roman Bank, Holbeach Spalding

- DETACHED HOUSE SITUATED ON A GOOD SIZED PLOT IN A RURAL LOCATION
- KITCHEN/DINING ROOM WITH PATIO DOORS LEADING TO THE CONSERVATORY
- SPACIOUS LOUNGE/DINER WITH WINDOWS TO THE FRONT & REAR
- THREE BEDROOMS
- GARAGE, AMPLE OFF ROAD PARKING & LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113198 - 0006

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