



Sluice Road, Holbeach Spalding PE12 8BH

welcome to

Sluice Road, Holbeach Spalding

Situated in a semi rural setting this three bedroom semi detached property offers spacious family accommodation with the benefit of open fields to the rear. Holbeach is only a short drive away, providing excellent access to everyday amenities and well respected schools. Being sold with NO CHAIN.



Entrance Hall**Lounge**

10' 9" x 10' 8" (3.28m x 3.25m)

having attractive brick fireplace with wooden mantle.
Understair cupboard.

Lounge/Diner

16' 5" x 12' (5.00m x 3.66m)

Kitchen

11' 9" x 10' 5" (3.58m x 3.17m)

having range of units at wall and base level, stainless
steel sink. Space for oven with extractor over.

Utility Room

8' 5" x 5' 6" (2.57m x 1.68m)

having floor boiler and door to rear.

Landing

having loft access.

Bedroom 1

13' 4" x 8' 11" (4.06m x 2.72m)

having storage cupboard.

Bedroom 2

13' 10" x 8' 2" (4.22m x 2.49m)

Bedroom 3

10' 8" x 7' 11" (3.25m x 2.41m)

Bathroom

having bath, separate shower cubicle, low level WC
and wash hand basin.

Outside

the property is set back behind a good sized
driveway offering ample off road parking. The rear
garden is laid to lawn with a oil tank and garden
shed.

Agents Note

Please note that 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

Sluice Road, Holbeach Spalding

- SEMI DETACHED HOUSE SITUATED IN A SEMI RURAL LOCATION
- MODERN KITCHEN/DINER
- THREE BEDROOMS
- FAMILY BATHROOM WITH BOTH BATH AND SHOWER CUBICLE
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LST107749 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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