

29 SPALDING ROAD, HOLBEACH, PE12 7HG



£350,000 OFFERS IN THE REGION OF

"Period property situated on an expansive plot located in Holbeach"

- DETACHED HOME
- DETACHED GARAGE AND WORKSHOP
- OPEN PLAN KITCHEN / DINING AREA
- TWO LIVING ROOMS
- SPACIOUS FAMILY HOME
- LARGE GARDEN
- THREE BEDROOMS
- EXPANSIVE PATIO
- AMPLE OFF ROAD PARKING
- EPC ENERGY RATING D - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

This detached home beautifully combines characterful living with an exceptional layout. At its heart is an expansive, open-plan kitchen and living / family area, complete with sleek modern cabinetry and island, which flows directly into the bright family space - ideal for dining and relaxing.

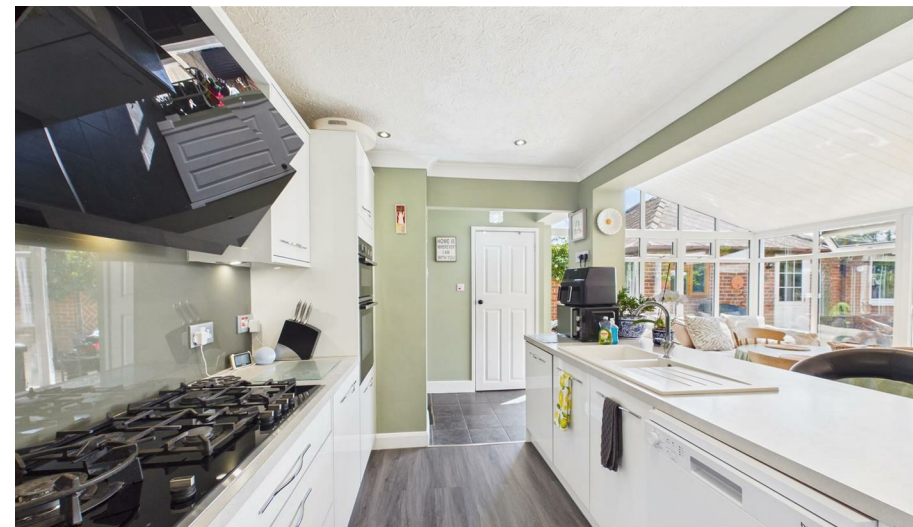
The ground floor also offers two separate, well-proportioned living rooms, ground floor bathroom and the primary lounge with a large bay window.

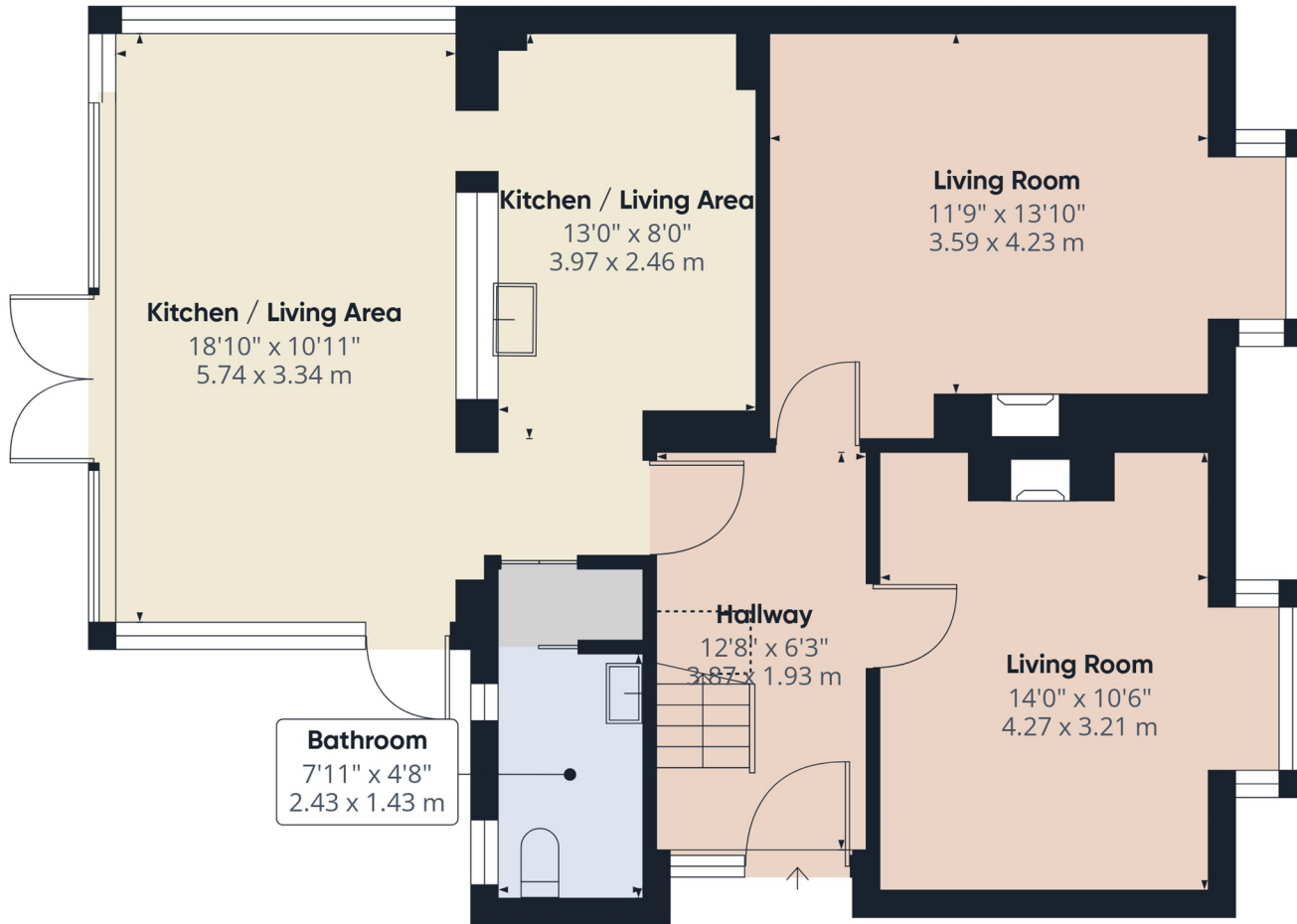
Upstairs, the first floor layout includes three bedrooms-including a generous main bedroom with en-suite plus the main family bathroom.

Double French doors from the conservatory open onto a large, sun-drenched patio and entertainment terrace, leading down to an expansive, lawned garden wrapped in mature greenery.

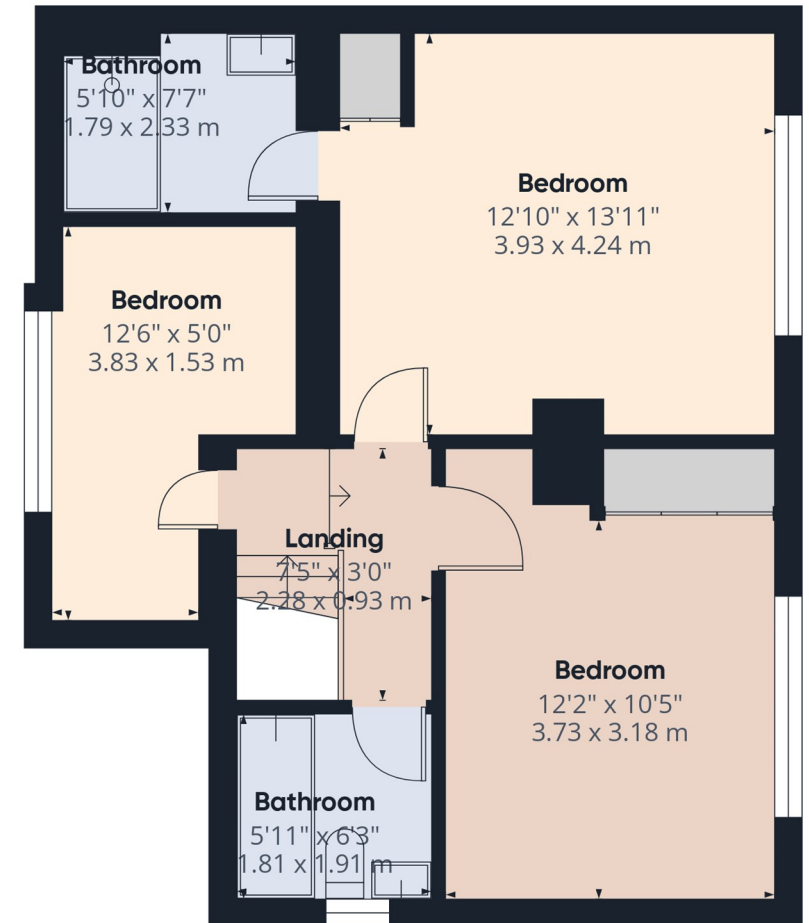
A substantial detached garage / workshop building completes the property, making it a highly desirable package that must be viewed to be fully appreciated.

🛏 3 Bedrooms 🚿 2 Bathroom 🪑 2 Reception





Floor 0 Building 1



Floor 1 Building 1



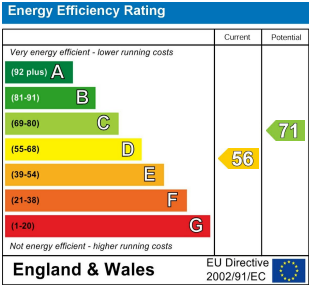


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30595551

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED



IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

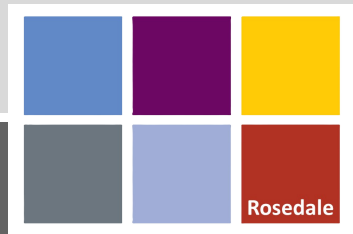
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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