

Strawberry Fields Drive,Holbeach Spalding PE12 8ER

william h brown

welcome to

Strawberry Fields Drive,Holbeach Spalding

A well presented modern bungalow being sold with no chain. Located in the sought-after village of Holbeach St Marks, offering peaceful rural living while being just a short drive from Holbeach. Ideal for those seeking a quiet countryside location with convenient access to shops.













Entrance Hall
having double door storage cupboard.

Lounge/Diner
22' 10" x 19' 3" (6.96m x 5.87m)
having french doors to the conservatory.

Sun Room
12' 2" x 6' 2" (3.71m x 1.88m)
having french doors leading to the patio.

Kitchen
12' 4" x 10' 4" (3.76m x 3.15m)
having range of units at wall and base level, work surfaces with inset sink. Built-in oven, hob with extractor over. Space for dishwasher and fridge/freezer.

Utility Room
9' 5" x 6' 9" (2.87m x 2.06m)
having range of units at wall and base level, work surface with space for washing machine and tumble drier.

Cloakroom
having low level WC and wash hand basin.

Bedroom 1
13' x 11' 11" (3.96m x 3.63m)
En-Suite
having shower cubicle, low level WC and wash hand basin. Heated towel rail.

Bedroom 2
13' x 9' 11" (3.96m x 3.02m)
Bedroom 3
13' x 9' 11" (3.96m x 3.02m)
having built-in wardrobes.

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

Double Garage
21' 5" x 18' 1" (6.53m x 5.51m)

Outside
the property sits behind a small foregarden with block paved parking offering off road parking. The enclosed rear garden is laid to lawn with a patio area and decking with a pergola over. Shed.

Agents Note
The property benefits from 14 solar panels, which are owned outright. We are also informed that the property is served by a private treatment plant, with an annual maintenance fee of approximately £640, which includes the treatment plant servicing arrangements. Prospective purchasers are advised to verify these details through their legal representatives.

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.

Agents Note
Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online williamhbrown.co.uk/Property/LST107715

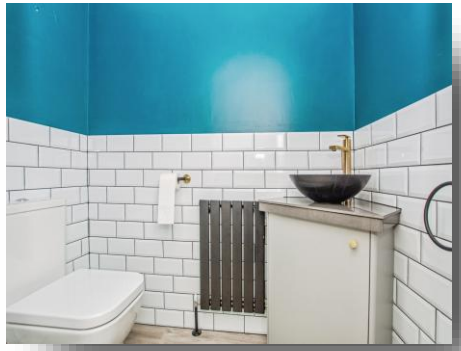


welcome to

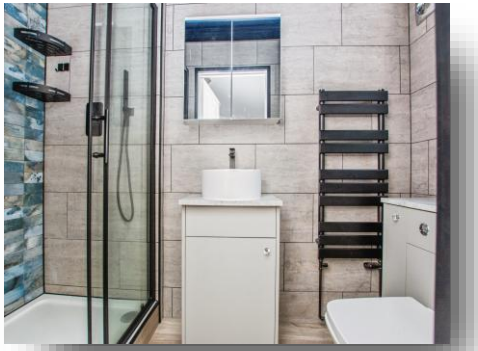
Strawberry Fields Drive, Holbeach
Spalding

- MODERN BUNGALOW IN A SEMI RURAL LOCATION BEING SOLD WITH NO CHAIN
- LOUNGE/DINER WITH DOORS LEADING TO THE CONSERVATORY
- THREE BEDROOMS
- EN-SUITE, BATHROOM WITH BOTH BATH AND SHOWER & DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING

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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107715

The Property Ombudsman

Property Ref:
LST107715 - 0004

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01406 363224

longsutton@williamhbrown.co.uk

34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF

williamhbrown.co.uk