



141 Battlefields Lane North, Spalding, PE12 7PF

£320,000

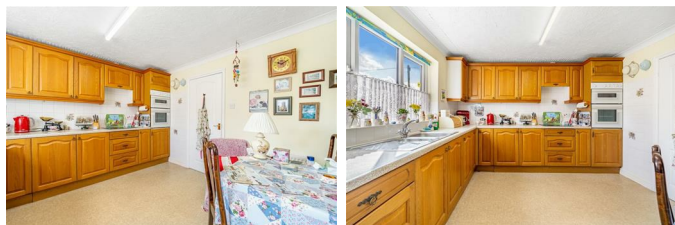
Immaculate and well presented three bedroom detached bungalow situated on the outskirts of Holbeach, being a short journey into the historical market town, which comprises of all local amenities. A spacious bungalow comprising of entrance hallway, living room with double doors opening through to the dining room, kitchen, utility room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. A large gravelled driveway to the front which provides ample off road parking and vehicular access to the double garage. Gated side access to the rear garden which is enclosed and mainly laid to lawn.

Entrance Hall 12'9" x 15'4" (3.89m x 4.68m)



Composite glazed entrance door. Coving to ceiling. Radiator.

Kitchen 11'11" x 11'4" (3.65 x 3.46)



Upvc window to side aspect. Base and wall units with work surface over. Stainless steel sink with drainer. Fitted oven and hob with extractor hood over. Radiator. Part tiled walls.

Utility Room 8'7" x 5'10" (2.63m x 1.79m)



PVCu double glazed window and door to side aspect. Coving to ceiling. Vinyl flooring. Fitted work surface and shelving with space and plumbing for washing machine and dishwasher.

Living Room 12'9" x 16'4" (3.89m x 4.98m)



PVCu double glazed window to front aspect. Coving to ceiling. Radiator. Double doors opening to:

Dining Room 11'10" x 10'1" (3.61m x 3.09m)



PVCu double glazed French doors to rear aspect. Coving to ceiling. Radiator.

Cloakroom



PVCu double glazed window to side, fitted close toilet and pedestal wash hand basin with tiled splash back and chrome taps over.

Bedroom One 11'10" x 11'10" (3.61m x 3.62m)



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator.

En-Suite 4'6" x 8'3" (1.39m x 2.52m)



PVCu double glazed window to side aspect. Coving to ceiling. Radiator. Fitted shower cubicle with electric shower and glazed door. Close coupled toilet and pedestal wash hand basin with chrome taps over. Half height tiling.

Bedroom Two 11'10" x 9'11" (3.61m x 3.04m)



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator.

Bedroom Three



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator.

Bathroom 7'8" x 9'6" (2.36m x 2.92m)



PVCu double glazed window to side aspect. Coving to ceiling. Fitted with a four piece suite comprising bath, shower cubicle, close coupled toilet and pedestal wash hand basin.

Outside



To the front of the property is a generous gravelled driveway and lawn with hedge borders, side gated access leads to the rear garden which is laid to lawn with timber fence and hedge borders.



Double Garage 18'5" x 18'5" (5.62m x 5.62m)



With twin up and over doors, power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 7PF

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

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Offer Procedure

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If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

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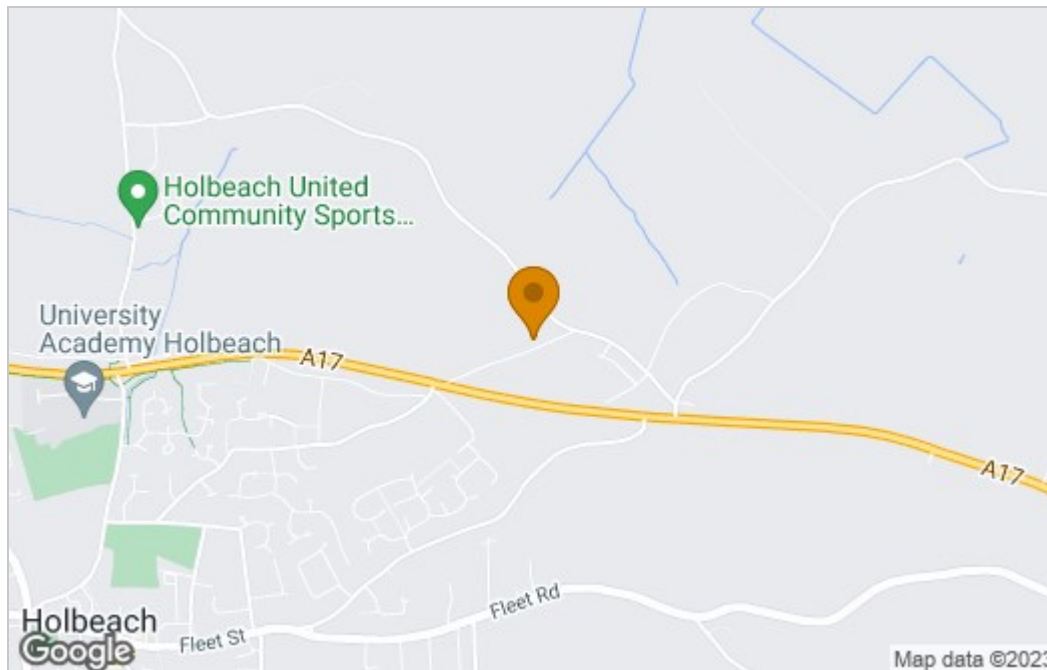
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Floor Plan



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Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

