



Sandringham Court, Holbeach Spalding PE12 7RL

welcome to

Sandringham Court, Holbeach Spalding

BEING SOLD WITH NO CHAIN. This Modern Detached Bungalow is situated within walking distance of town. With good sized accommodation ideal for family and friends to visit. Situated within walking distance of Aldi and other amenities, cafes and doctors Having a regular bus service to larger towns.



Lounge

16' 2" x 11' 10" (4.93m x 3.61m)

having attractive fireplace with inset fire (not tested).

Kitchen/Diner

having range of units at wall and base level,

Worktops with inset sink and drainer. Built-in cooker with extractor over.

Utility Room

having units at wall and base level, worktops with inset sink. Space for white goods. Door to rear.

Cloakroom

having low level WC and wash hand basin.

Bedroom 1

14' 7" x 10' 3" (4.45m x 3.12m)

En-Suite

having walk-in shower with electric shower, low level WC and wash hand basin. Partly tiled walls.

Bedroom 2

11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom 3/ Dining Room

11' 7" x 7' 1" (3.53m x 2.16m)

Bathroom

having bath, low level WC and wash hand basin. Partly tiled walls.

Garage

16' 5" x 8' 10" (5.00m x 2.69m)

having up and over door.

Outside

the property sits back behind a lawned foregarden with a block paved driveway offering off road parking to the side. The rear garden is laid to lawn and a patio area.



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welcome to

Sandringham Court, Holbeach Spalding

- DETACHED BUNGALOW SITUATED IN A TOWN CENTRE LOCATION
- THREE BEDROOMS WITH EN-SUITE TO MASTER
- GOOD SIZED LOUNGE & KITCHEN/DINER
- FAMILY BATHROOM & CLOAKROOM
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107346 - 0003

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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