



6 Spinney Close
Holbeach, Spalding, Lincolnshire, PE12 7FF

£338,000

3 Bedroom Detached Bungalow

- Freehold
- No Onward Chain
- Immaculately Presented
- Detached Bungalow
- 3 Bedrooms, En-Suite to Bedroom 1
- Open Plan Kitchen/Living/Dining Space
- Separate Utility Room
- Landscaped gardens to the front and rear
- Block paved driveway and Single Garage
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 6 Spinney Close, Holbeach, Spalding, Lincolnshire, PE12 7FF](#)



Overview

No Onward Chain. Boasting a high standard finish, don't miss this opportunity to purchase a well positioned modern three bedroom detached bungalow, built in 2021, with a driveway and single garage. Set in a much sought after location, the condition of the property is simply immaculate making this an excellent opportunity for those seeking a home that combines space, modernity and convenience. Being conveniently situated less than 1 mile from the town centre, the development is close to a range of excellent amenities, schooling and road links; this includes the A17 which runs from Newark to King's Lynn. King's Lynn also offers a train service to King's Cross.



The overall accommodation briefly comprising: Entrance Hallway, Utility room, Open Plan Living/Kitchen/Diner with bifold doors opening to the rear patio and landscaped gardens. There are Three Bedrooms with fitted wardrobes to Bedrooms One and Three, an En-suite shower room to Bedroom One and a Family Shower Room.

Outside continues with a block paved driveway providing off road parking and leading to the single garage. To the rear the current vendors have landscaped the gardens to include a pergola, raised beds to border and a raised seating area.

We have been advised by the owner this home benefits from an NHBC warranty with 5 years remaining and having specification to include: Bosch integrated appliances including dishwasher, fridge freezer and double oven/microwave, induction hob, programmable gas central heating system, composite front door, pergola and landscaped gardens. For further information, please contact the office.

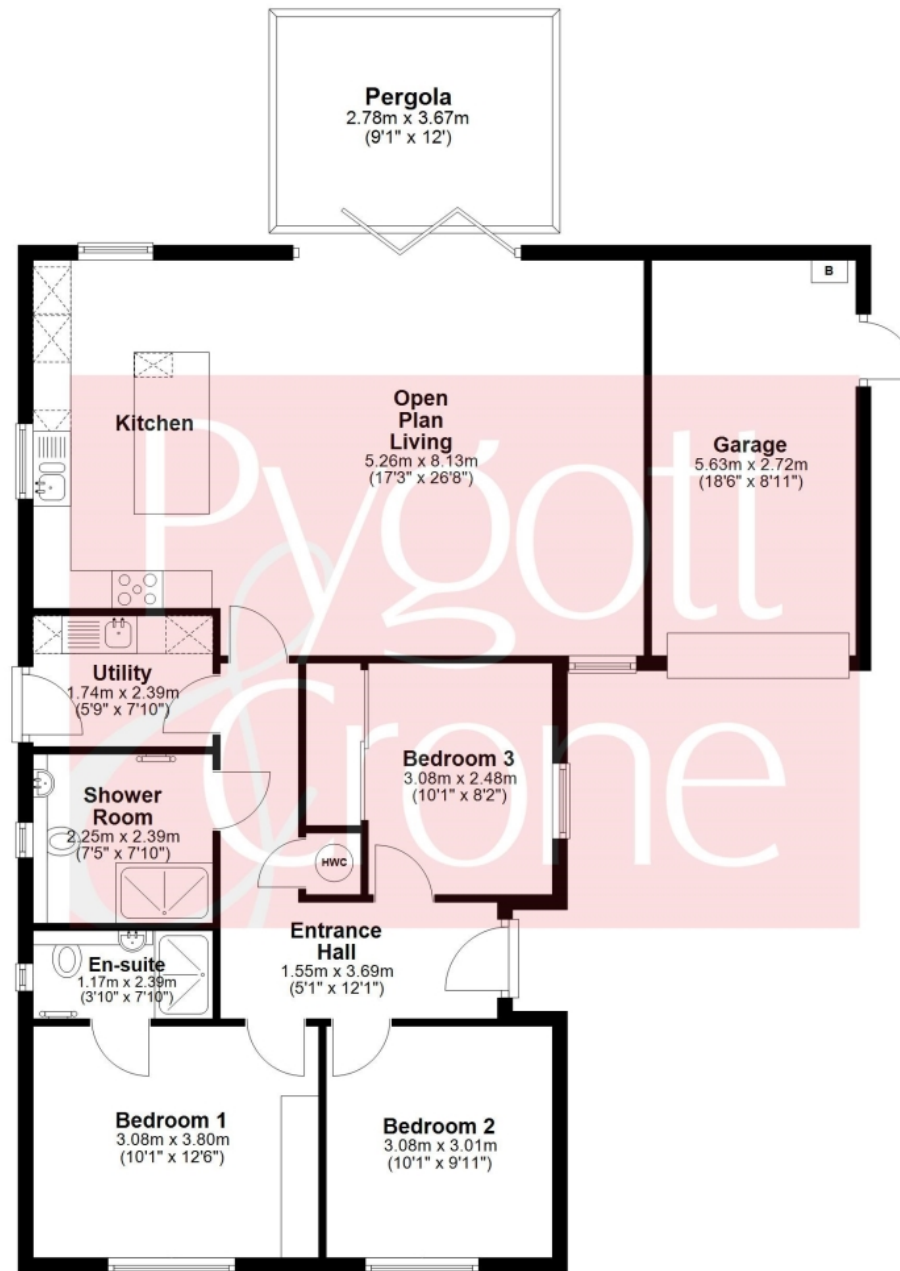
Agent's note: The vendors inform us that there is Maintenance Service Charge which is currently £125pa.





Ground Floor

Approx. 112.8 sq. metres (1213.8 sq. feet)



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text reads: "Book your free, property valuation." Below this, there are three icons with corresponding text: a calendar icon for "24/7 Customer Service", a hand holding a coin icon for "£0 Upfront Fees to Pay", and a house icon for "On average, 98% of asking price achieved". In the top left corner, there is the Pygott Crone logo and a Platinum Trusted Service Award badge from feefo 2021, which includes five stars.

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is on the market with our Spalding branch

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