



17 BELLE VUE CLOSE

SPALDING, PE12 7ND

£195,000
FREEHOLD

Welcome to Belle Vue! Set in the heart of the delightful market town of Holbeach, this modern chalet-style home is brimming with charm and curb appeal. From the moment you step inside, you'll notice the attention to detail and contemporary design that make this property truly special. With its stylish interior, well-thought-out layout, and high-quality finishes, Belle Vue is ready to become your dream home. Book your viewing today—you won't want to miss out on this gem!

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• FANTASTIC KERB APPEAL • TWO BATHROOMS • MODERN DETACHED HOME • TWO DOUBLE BEDROOMS • POPULAR RESIDENTIAL LOCATION • CLOSE TO TOWN AND SHOPS • GREAT ACCESS TO SCHOOLS • DRIVEWAY FOR OFF ROAD PARKING • SINGLE GARAGE • CALL TODAY



Summary

Welcome to Belle Vue! Set in the heart of the delightful market town of Holbeach, this modern chalet-style home is brimming with charm and curb appeal. From the moment you step inside, you'll notice the attention to detail and contemporary design that make this property truly special. With its stylish interior, well-thought-out layout, and high-quality finishes, Belle Vue is ready to become your dream home. Book your viewing today—you won't want to miss out on this gem!

Entrance Hall

Step into a welcoming hallway featuring a sleek UPVC door, wood-effect flooring, and a staircase leading to the first-floor landing. The radiator adds to the cozy feel of the space.

Lounge

Bright and airy, the living room is bathed in natural light thanks to windows on the front and side. The wood-effect vinyl flooring complements the modern decor, while the radiator and TV point add functionality.

Kitchen/Dining Room

This spacious kitchen diner is perfect for entertaining. With two large windows and a rear door, the space is filled with natural light. It features a range of matching base and wall units with a work surface, space for appliances including a fridge-freezer and oven with a hob and extractor, plus space for a washing machine. A stainless-steel sink with a drainer, mixer tap, and spotlights complete the contemporary design.

Shower Room

The ground-floor shower room is both stylish and practical, offering a shower cubicle, washbasin, heated towel rail, and toilet. The partially tiled walls and wood-effect vinyl flooring add a modern touch.

Landing

The carpeted landing provides access to the loft space and connects the two generously sized bedrooms.

Bedroom 1

This spacious double bedroom benefits from a large window to the front and a skylight to the rear, flooding the room with light. It also features a radiator and soft carpeting underfoot.

Bedroom 2

A bright and versatile second bedroom with similar features to Bedroom One, including a front window, rear skylight, radiator, and carpeting.

Bathroom

The modern family bathroom includes a bath with a shower over, a washbasin, toilet, and vinyl flooring. A skylight adds natural light to this inviting space, and the partially tiled walls provide a clean, contemporary finish.

Garage

The property includes a single garage with power and lighting, a front-access garage door, and a convenient personnel door.

Exterior

The front of the property features a block-paved driveway providing off-road parking, complemented by a gravel area and gated side access to the rear. The enclosed rear garden is a fantastic outdoor space with mainly laid to grass area for relaxing or entertaining, along with paved patio sections for added versatility.

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ADDITIONAL INFORMATION

Local Authority – South Holland

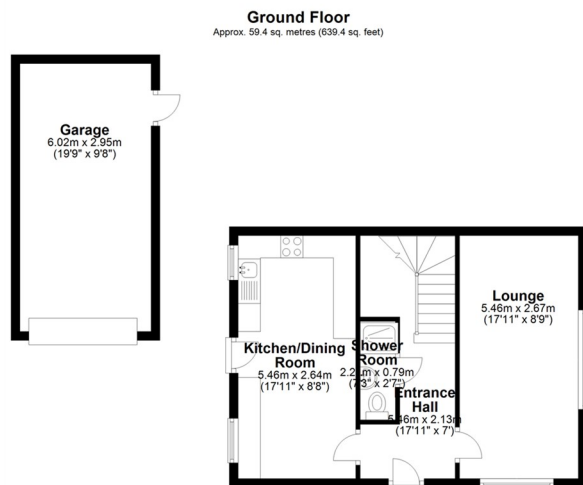
Council Tax – Band B

Viewings – By Appointment Only

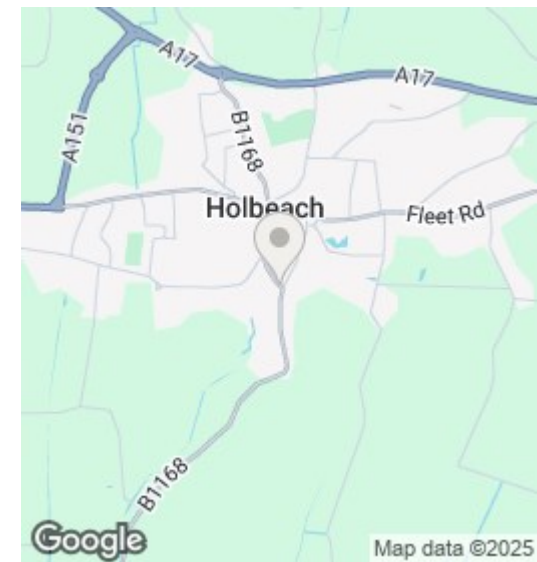
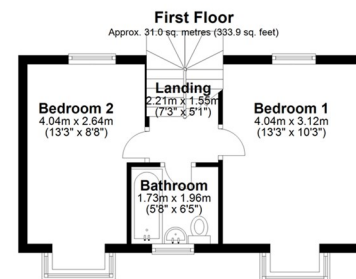
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 90.4 sq. metres (973.3 sq. feet)
17 belle vuepe202be



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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