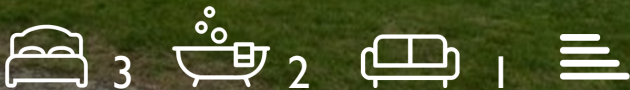




Kings Road
Holbeach, Spalding, PE12 7RH

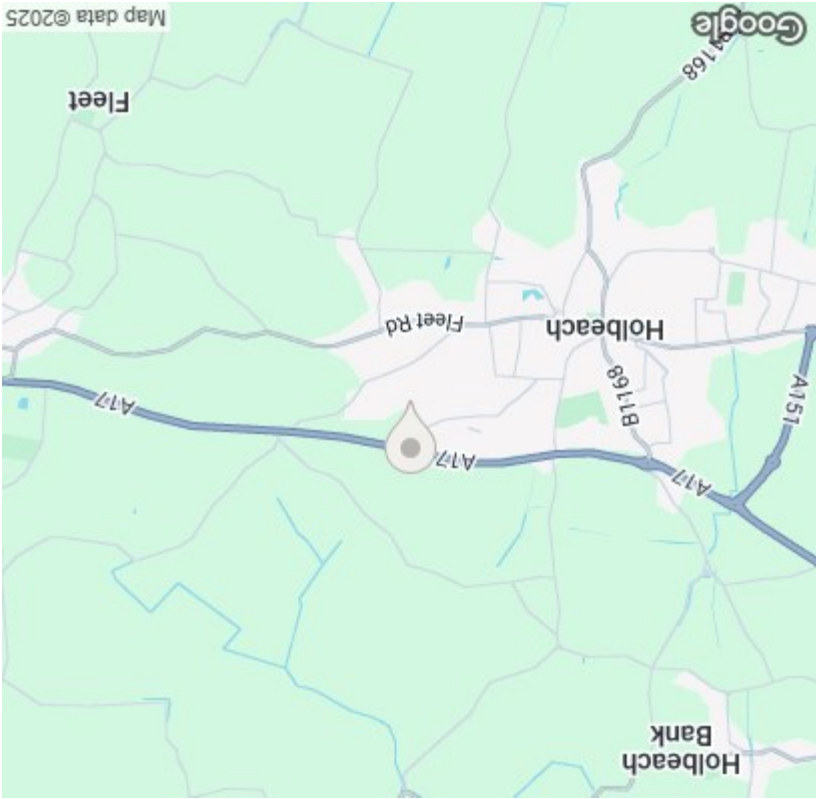
Guide Price £290,000 - Freehold , Tax Band - C



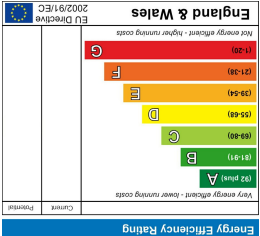
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Kings Road

Holbeach, Spalding, PE12 7RH

GUIDE PRICE of £290,000-£310,000
Situating in a quiet cul-de-sac within walking distance of local amenities and bus routes, this beautifully presented three-bedroom detached bungalow has been fully modernised to an exceptional standard. Boasting a spacious living room, kitchen/dining room, modern family bathroom, en-suite to the main bedroom, and a large conservatory perfect for dining and entertaining, the home offers both style and comfort. Outside features a fully landscaped private garden, along with a detached single garage and ample parking.

This stunning detached bungalow on Kings Road, Holbeach has undergone a complete programme of high-quality refurbishment, making it a truly move-in ready home. The property welcomes you through a new composite front door fitted in November 2024, complete with Secure by Design multipoint locking and a Thumbturn cylinder, covered by a 10-year warranty.
Inside, the accommodation is arranged to provide generous and practical living spaces. The living room is filled with natural light, while the stylish kitchen/dining room comes well equipped and includes a recently installed Lamona dishwasher (March 2024, still unused), a Hoover 9kg washing machine and a Candy 7kg tumble dryer (both purchased September 2024 and under guarantee).

The home offers three bedrooms, with the master benefiting from a refurbished en-suite shower room (May 2025). A further three-piece family bathroom was fully renovated in January 2025. At the rear, the spacious uPVC conservatory—erected in November 2024 with a Eurocell warm roof under 10-year warranty—provides the perfect setting for dining and entertaining, while overlooking the landscaped garden.

Further updates include:
• Baxi Gas Combination Boiler installed October 2024 with a 10-year warranty.
• Eurocell multi-chamber uPVC windows with laminated glass throughout (November 2024, 10-year warranty).
• Secure rear uPVC door (November 2024, 10-year warranty).
• Hormann sectional garage door (January 2025, 5-year warranty).
• Alarm system with Main alarm box and keypad, both installed December 2024 with warranties in place.
• Hive home control panel fitted October 2024 for convenient heating management.

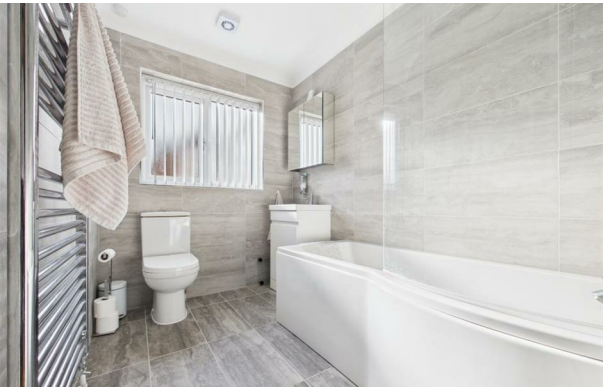
Externally, the property enjoys a private, enclosed, and fully landscaped rear garden, designed for low maintenance and relaxation. To the front, there is driveway parking and a detached single garage with the newly fitted Hormann door.

Perfectly positioned in a peaceful cul-de-sac and just a short walk from Holbeach town centre, local shops, and public transport links, this home is ideal for families, downsizers, or anyone seeking modern living in a convenient location.

- Entrance Hall**
4.06 x 1.15 (13'3" x 3'9")
- Hallway**
1.03 x 3.10 (3'4" x 10'2")
- Living Room**
3.87 x 4.79 (12'8" x 15'8")
- Kitchen**
2.70 x 4.00 (8'10" x 13'1")
- Utility Room**
1.81 x 1.84 (5'11" x 6'0")
- Conservatory**
3.20 x 5.05 (10'5" x 16'6")



- Master Bedroom**
3.77 x 3.13 (12'4" x 10'3")
- En-Suite To Master Bedroom**
2.60 x 0.77 (8'6" x 2'6")
- Bedroom Two**
2.82 x 3.15 (9'3" x 10'4")
- Bathroom**
2.59 x 1.79 (8'5" x 5'10")
- Bedroom Three**
2.80 x 2.64 (9'2" x 8'7")
- Garage**
5.51 x 2.91 (18'0" x 9'6")
- EPC - D**
65/82
- Tenure - Freehold**



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Detached Garage, Driveway
Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters, Gas Mains
Internet connection: Adsl
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.