



BRADLEY JAMES

ESTATE AGENTS



The Lawns, 74 Fleet Road, Holbeach, Spalding, Lincolnshire, PE12 8LD

£799,950

- PRESTIGIOUS RESIDENCE
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- STUNNING GROUNDS WITH FIELD VIEWS TO THE REAR
- FIRST TIME ON THE MARKET IN 55 YEARS
- NO CHAIN
- THIRTY THREE FOOT OPEN PLAN KITCHEN DINER FAMILY ROOM
- DETACHED GYM ROOM/ ANNEX
- THREE BATHROOMS
- SIGNIFICANT INVESTMENT TO TOTALLY RENOVATE AND REFURBISH

74 Fleet Road, Spalding PE12 8LD

Bradley James Estate Agents are proud to offer for sale, The Lawns which is nestled on Fleet Road in the charming town of Holbeach.

This prestigious residence is a true gem, gracing the market for the first time in 55 years. Built in 1950, this home has undergone extensive renovations, with significant investment spent refurbishing it ensuring it meets the highest standards of modern living while retaining its classic charm.

As you approach the property, you are greeted by bespoke remote-controlled electric gates that provide both security and elegance. The expansive driveway offers ample parking for up to 20 vehicles, making it ideal for entertaining guests or accommodating a large family. The meticulously maintained grounds enhance the overall appeal, providing a serene outdoor space to enjoy.

Upon entering, you are welcomed by a grand entrance hall featuring exquisite panelled walls and LED mood lighting, setting the tone for the rest of the home. The property boasts four spacious reception rooms, each designed to offer comfort and versatility for various activities, whether it be family gatherings or quiet evenings.

At the heart of the home lies a stunning high-spec open-plan integrated kitchen diner and family room. This triple-aspect space is flooded with natural light and features bi-folding doors that seamlessly connect the indoors to the beautifully landscaped rear garden, creating an ideal setting for alfresco dining and entertaining.

The residence comprises four well-appointed bedrooms, including a luxurious en-suite attached to the master bedroom, and a further two modern bathrooms in total, ensuring convenience for all occupants. Additionally, there is a newly built annex which is currently being used as a gym.

This remarkable property exemplifies luxury living, with no expense spared in its renovations. It is a rare opportunity to acquire a home that combines modern amenities with timeless elegance. NO CHAIN.



Council Tax Band: F



Entrance Hall

Go through the solid wood front door into the grand entrance hall which has UPVC obscured double glazed windows to the front, stairs leading off to the first floor accommodation, halfway up the stairs there is a three-quarter length UPVC double glazed window to the front, parquet flooring, panelled walls, radiator, power points, wall lights, tiled floor with a solid wood side door.

Downstairs Shower Room

UPVC obscured double glazed window to front into the downstairs shower room, separate shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush, wall mounted heated towel rail, tiled floor, extractor fan, skimmed ceiling with inset spotlights and under stairs storage cupboard.

Lounge

32'5 x 15'4

Triple aspect with a UPVC double glazed bay window to the front, UPVC double glazed window to the side, a three-quarter length UPVC double glazed window to the side, bifold doors to the rear, radiator, power points, TV point, telephone point and wall lights.

Dining Room

17'0 x 16'3

UPVC double glazed window to the rear, radiator, power points, TV point and telephone points.

Study

11'0 x 11'0

Double aspect with a UPVC double glazed window to the front, a three-quarter length UPVC double glazed window to the side, radiator, power points, storage cupboard and skimmed ceiling.

Kitchen Diner/Family Room

33'8 x 20'2

Double aspect with UPVC double glazed window to front and rear with bifold doors to the rear, high spec handle less kitchen with base and eye level units with quartz surface over and inset LED lighting below the worktops, integrated electric oven and grill, integrated microwave and convection oven, integrated Miele coffee machine, integrated Neff electric oven and grill, sink with mixer taps over, induction Neff hob with Neff extractor fan which is

sunken into the island, integrated dishwasher, integrated full length fridge, underfloor heating, power points, TV points, skimmed ceiling with inset spotlights, lowered coving with inset LED mood lighting.

Utility Room

10'6 x 10'3

Base and eye level units with worksurface over, sink and drainer with mixer taps over, wall mounted Worcester Bosch boiler housed in a cupboard, space and point for freezer, space and plumbing for washing machine, space and point for tumble dryer, integrated full length freezer, tiled splashback, radiator, skimmed ceiling with inset spotlights and a door leading through to the boot room.

Boot Room

10'7 x 4'2

UPVC double glazed door to the rear and a key lite double glazed window in the ceiling, inset shelving and seating with storage underneath, seating, an electric kickboard heater and ceiling with inset spotlights.

Landing

Halfway up the stairs is a three-quarter length UPVC double glazed window to the front, mezzanine landing, loft hatch with pull down ladder, radiator, power point, wall lights, skimmed ceiling and a walk-in airing cupboard with shelving.

Bedroom 1

19'8 x 13'3

UPVC double glazed bay window to the rear enjoying open field views, vertical wall mounted radiators, power points and fitted wardrobes.

Bedroom 1 En-suite

UPVC double glazed window to the rear, Jack and Jill sinks with mixer taps over and wall mounted mirror, tiled worktop and shaver point, WC with push button flush, walk-in shower with an Aqualisa Built in mixer shower, inset shelving with spotlights, skimmed ceiling with inset spotlights, extractor fan, wall mounted heated towel rail and tiled floor.

Bedroom 2

17'6 x 14'0

UPVC double glazed window to the rear and to the side, radiator, power point, skimmed ceiling and storage cupboard.

Bedroom 3

15'4 x 14'6

UPVC double glazed window to the front, radiator, power points and two built-in wardrobes.

Bedroom 4

13'0 x 8'0

UPVC double glazed window to the side, radiator, power points and built-in wardrobes, the measurement of the bedroom doesn't include the wardrobes.

Bathroom

Four piece bathroom suite has a UPVC obscured double glazed window to the side, panel bath with mixer taps over, vanity wash basin with mixer taps over and storage drawer beneath, wall mounted heated towel rail, double shower cubicle which is fully tiled with a built-in mixer shower over, there is a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, tiled floor, tiled splashback, extractor fan and skimmed ceiling with inset spotlights.

Outside

There's hedging to the front with newly installed bespoke remote controlled electric gates leading to your in and out driveway. The remote control gates are on both sides, the front, side and rear gardens have been professionally landscaped within the past year with beautiful landscaped laid to lawn areas and trimmed shrubbery with a variety of trees. The rest is laid to granite chipping, the driveway offers off-road parking for numerous vehicles which leads to your detached double garage which has a remote controlled electric door, outside tap, outside power points, outside electric EV charging point and outside lights. There is side gated access both sides leading to your stunning rear garden, which is enclosed by hedging and has field views to the rear, there is beautiful lawn, composite decking which spans across the rear of the property and has inset lighting, wall lights, outside power point, an enclosed dog run and a composite path with inset lighting leading into your newly built gym room.

Gym Room

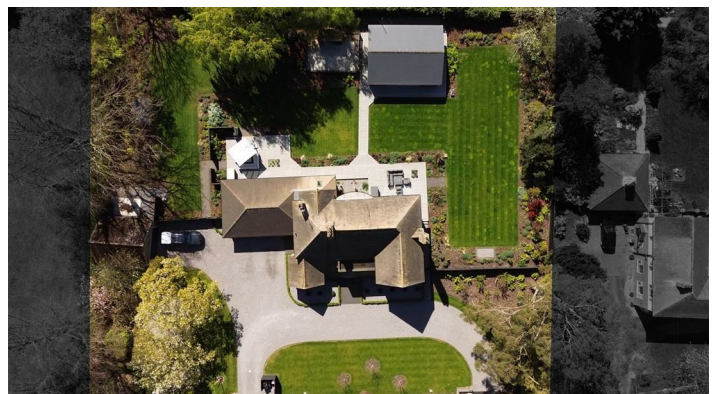
28'6 x 22'0

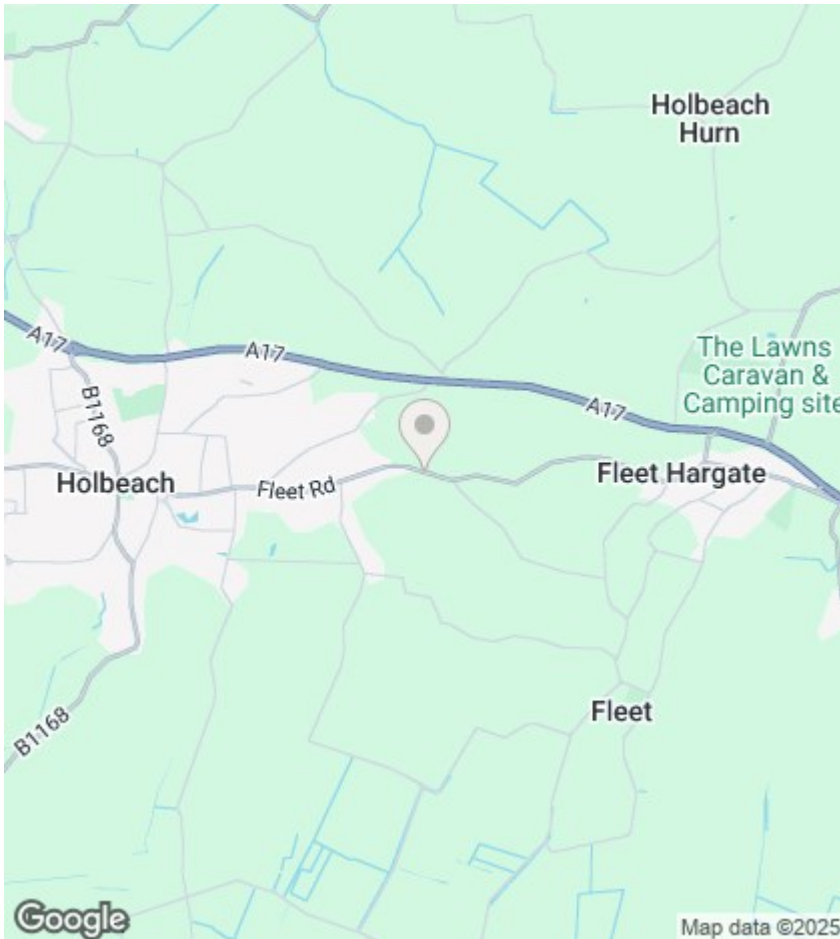
Bifold doors to the front, loft space, power points, gym flooring, separate fuse box and skimmed ceiling with inset spotlights.

Double Garage

Remote controlled garage door, power and lighting connected.







Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	76
(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

