



BRADLEY JAMES

ESTATE AGENTS



68 Low Lane, Holbeach, Spalding, Lincolnshire, PE12 7GA

Asking price £165,000

- TWO DOUBLE BEDROOMS
- INTEGRATED KITCHEN DINER
- BUILT IN WARDROBES TO BEDROOM ONE
- OFF ROAD PARKING FOR TWO CARS
- GREAT ROAD LINKS TO A17
- TWO EN-SUITES
- CLOAKROOM
- IMMACULATE CONDITION
- PRIVATE REAR GARDEN
- TWO MINUTE DRIVE TO THE TOWN CENTRE

# 68 Low Lane, Spalding PE12 7GA

Bradley James Estate Agents are pleased to offer for sale this beautiful modern semi detached house which is nestled on Low Lane in the charming town of Holbeach. This stunning semi-detached house, built in 2019, is a true gem. With a showhome standard, the property boasts a beautiful interior that is both bright and airy, creating a welcoming atmosphere throughout. The ground floor features a spacious lounge that seamlessly flows into an open plan integrated kitchen diner, complete with French doors that open onto an immaculate private rear garden. A convenient cloakroom is also located off the kitchen, adding to the practicality of the layout.

On the first floor, you will find two generously sized double bedrooms, each with its own en suite bathroom. One en suite is equipped with a modern shower room, while the other features a stylish bathroom, ensuring comfort and privacy for all occupants. The upgraded built-in wardrobes in the master bedroom provide ample storage space, making this home ready for you to move into. All you need to bring with you is a bed, sofa, and television.

Outside, the property offers two off-road parking spaces and a side gate that leads to the beautifully maintained garden, perfect for enjoying the outdoors. The location boasts fantastic road links via the A17, connecting you to Norfolk, Boston, Lincoln, and Spalding, making it ideal for commuters. Holbeach itself is a vibrant community with excellent amenities, including a primary school, Holbeach Academy secondary school, local pubs, shops, and supermarkets such as Tesco and Aldi.

This property is truly a must-see, offering a perfect blend of modern living and convenience. With everything you need right at your doorstep, it is ready for you to call it home.

There is a yearly estate management charge of £257.91 payable to Encore management



Council Tax Band: A





### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power point and skimmed ceiling.

### Lounge

17'2 x 9'5

UPVC double glazed window to the front, radiator, power points, TV points, satellite point, telephone point and skimmed ceiling.

### Kitchen Diner

13'4 x 8'1

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill, Bosch induction hob, Bosch extractor over, space and plumbing for washing machine, slimline Bosch dishwasher, integrated fridge freezer, power points, radiator and skimmed ceiling with inset spotlights.

### Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, radiator and skimmed ceiling with extractor fan.

### Landing

Power point and skimmed ceiling with loft hatch.

### Bedroom 1

11'0 x 8'6

UPVC double glazed window to the front, built-in wardrobes with hanging space, airing cupboard with wall mounted gas boiler, radiator, power points, skimmed ceiling and a door to your first ensuite. (Measurements don't include the built-in wardrobes).

### Bedroom 1 Ensuite

Panel bath with mixer taps over, mixer tap hand held shower, pedestal wash hand basin with mixer taps, WC with push button flush, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

13'4 x 8'2

Two UPVC double glazed windows to the rear, radiator, power points, TV point, skimmed ceiling and door to your second ensuite.

### Bedroom 2 Ensuite

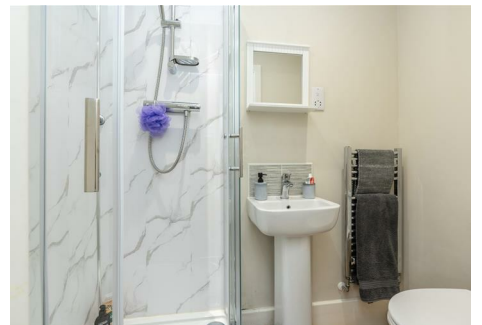
Separate shower cubicle which has a built-in mixer shower over, pedestal wash hand basin with mixer

taps over, WC with push button flush, wall mounted heated towel rail, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

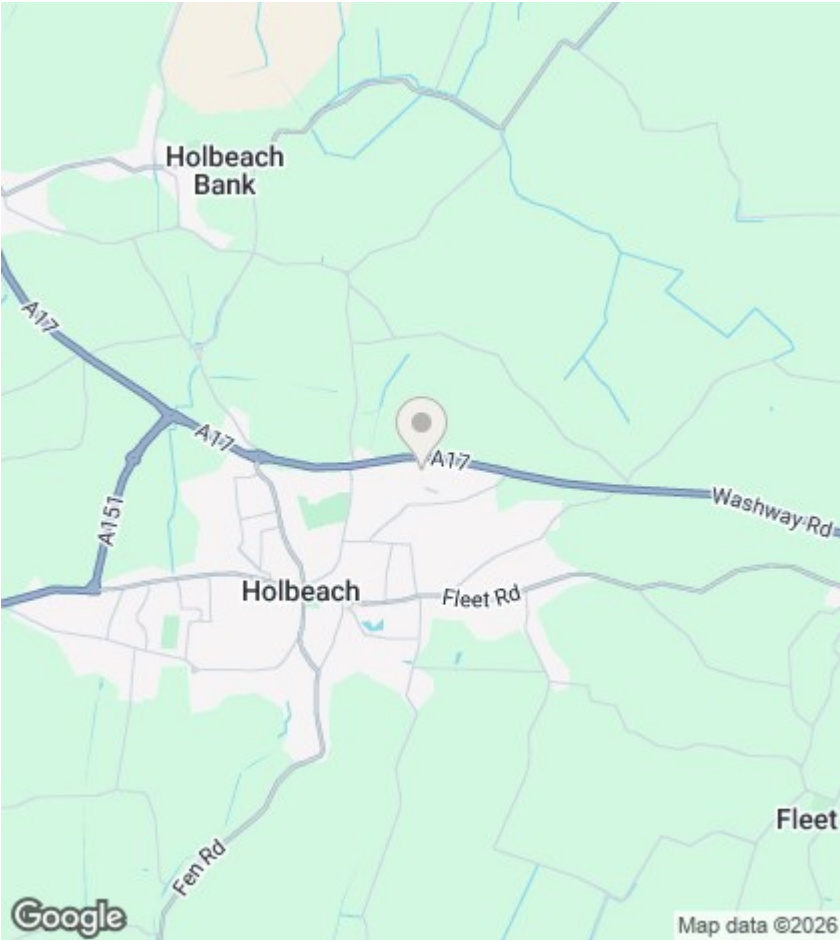
### Outside

To the outside it's low maintenance being laid to slate chipping. There's a double width patio path leading to the front door which has a storm porch and courtesy light. There's off-road parking for two vehicles to the side with side gated access leading to the rear garden which is enclosed by panel fencing and has an extended patio seating area, the rest is laid to lawn with slate chipping borders, shed, outside lights and outside tap.









Viewings

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

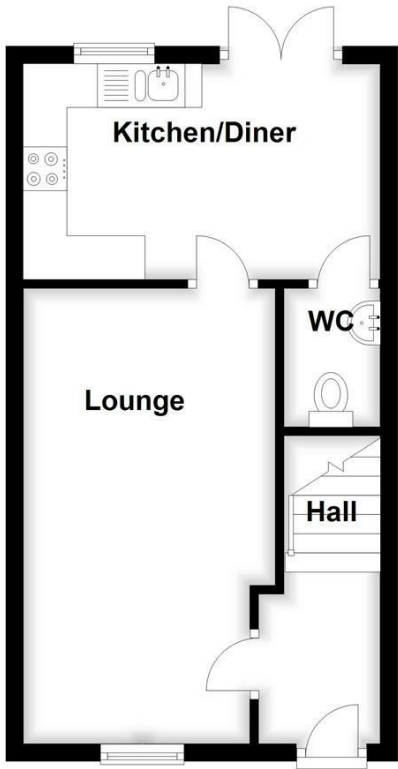
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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

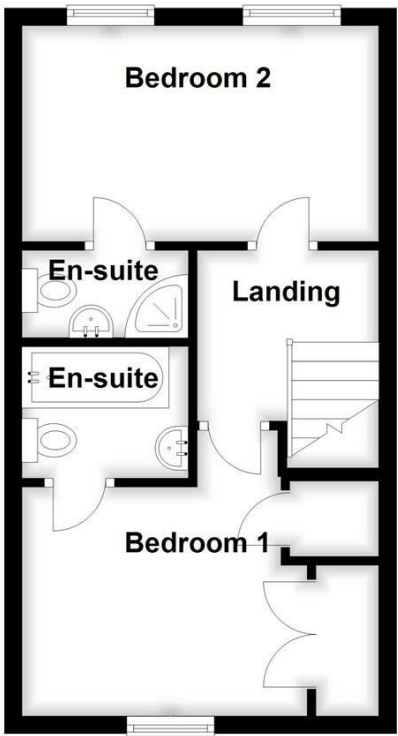
Ground Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 sq. feet)