



BRADLEY JAMES

ESTATE AGENTS



66 Low Lane, Holbeach, Spalding, PE12 7GA

Guide price £165,000

- TWO DOUBLE BEDROOM
- INTEGRATED KITCHEN DINER
- OFF ROAD PARKING FOR TWO CARS
- SHED WITH POWER
- TWO MINUTE DRIVE TO THE TOWN CENTRE
- TWO EN-SUITES
- CLOAKROOM
- PRIVATE REAR GARDEN
- GREAT ROAD LINKS TO A17
- BUILT IN 2019



# 66 Low Lane, Spalding PE12 7GA

GUIDE PRICE £165,000-£175,000

Nestled on Low Lane in the charming town of Holbeach, Spalding, this beautiful modern semi-detached house, built in 2019, offers a delightful blend of comfort and contemporary living. With two spacious double bedrooms, each boasting its own en-suite, this property is perfect for those seeking both convenience and privacy.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, ideal for relaxation or entertaining guests. The heart of the home is the modern open-plan kitchen diner, which spans across the rear of the house. This modern integrated kitchen is equipped with all the necessary amenities and features French doors that open out to a private rear garden, seamlessly blending indoor and outdoor living.

Completing the ground floor is a stylish cloakroom, adding to the practicality of the space. Upstairs, you will find two generously sized double bedrooms, each with its own en-suite, providing a luxurious touch to everyday living.

Outside, the property offers off-road parking for two vehicles, ensuring convenience for you and your guests. The side gated access leads to the private rear garden, which is not only a perfect spot for outdoor relaxation but also includes a shed with power, providing additional storage or workspace.

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, 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 off to the first floor accommodation, radiator, power points and skimmed ceiling.

### Lounge

17'2 x 9'5

UPVC double glazed window to the front, fuse box, radiator, power points, media plate with satellite, TV 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 going onto the rear garden, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with Bosch induction hob and Bosch extractor over, integrated Bosch fridge, integrated Bosch freezer, integrated slimline Bosch dishwasher, space and plumbing for washing machine, radiator, power points and skimmed ceiling with inset spotlights.

### Cloakroom

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

### Landing

Power points, skimmed ceiling and loft hatch with loft light.

### Bedroom 1

13'5 x 8'2

Two UPVC double glazed windows to the rear, radiator, power points and skimmed ceiling.

### Bedroom 1 Ensuite

Ensuite shower room with a separate shower cubicle which is fully tiled with a built-in mixer shower, 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.

### Bedroom 2

13'6 x 8'7

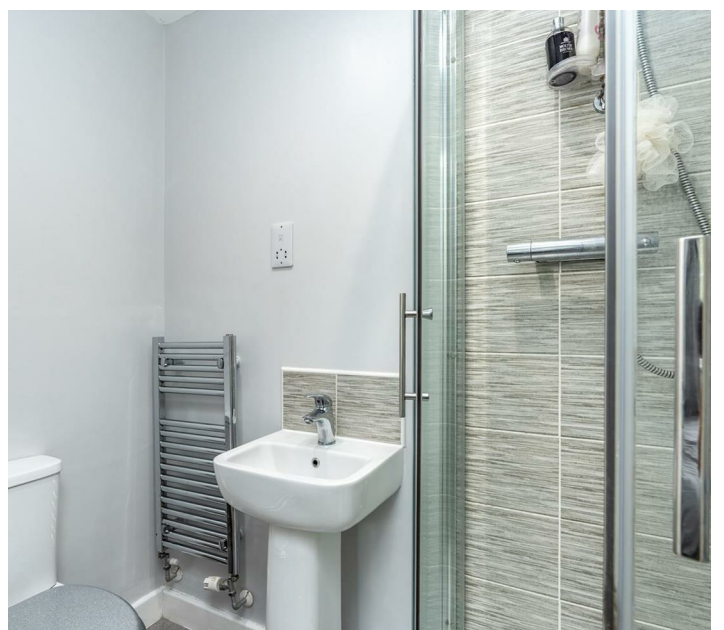
UPVC double glazed window to the front, radiator, power points, TV points, skimmed ceiling and a built-in storage cupboard.

### Ensuite Bathroom

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

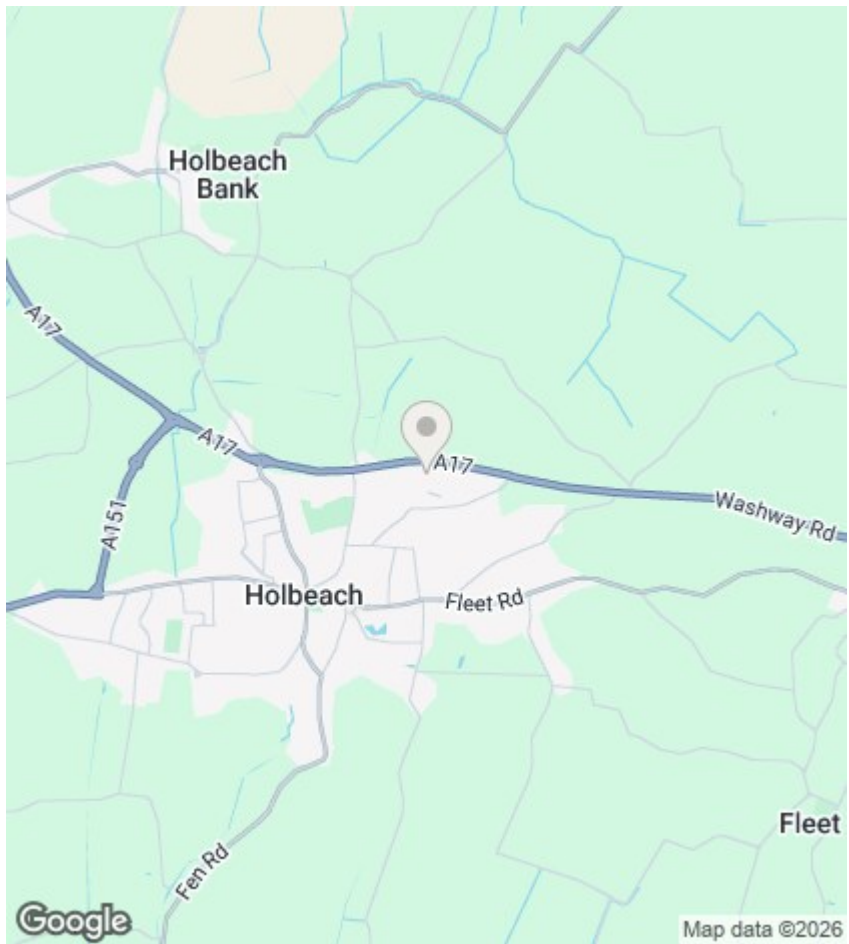
### Outside

To the outside there's a storm porch with courtesy lights, tarmac off-road parking to the side, side gated access leading to the rear garden which is enclosed by panel fencing and is predominantly laid to lawn. There's an extended patio seating area, a shed with power, outside power points, outside light and outside tap.









## Viewings

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

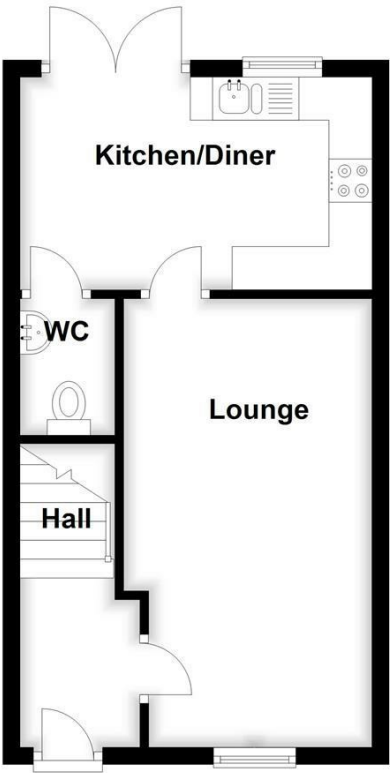
## EPC Rating:

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

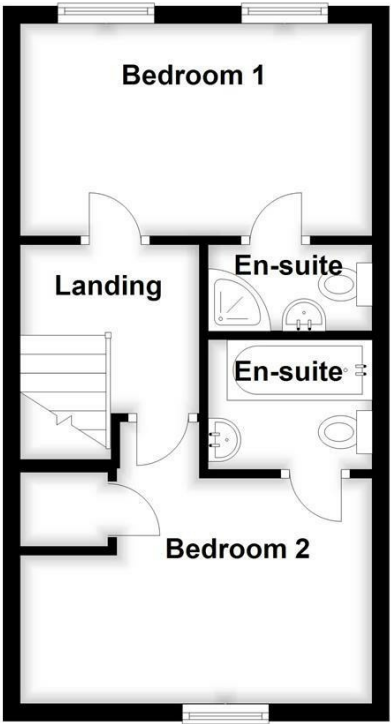
### Ground Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



### First Floor

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



Total area: approx. 62.6 sq. metres (673.5 sq. feet)