

BRADLEY JAMES  
ESTATE AGENTS



Birchwood House Roman Bank, Holbeach Clough, Spalding, Lincolnshire, PE12 8DJ

Asking price £345,000

- NO CHAIN
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- FIELD VIEWS
- GREAT ROAD LINKS TO A17
- FOUR DOUBLE BEDROOMS
- TRIPLE ASPECT LOUNGE WITH INGLENOOK FIREPLACE
- STUDY/PLAYROOM
- CLOSE TO LOCAL PRIMARY SCHOOL
- RURAL BUT STILL WELL CONNECTED

# Birchwood House Roman Bank, Spalding PE12 8DJ

Bradley James are pleased to offer for sale this NO CHAIN family home with four DOUBLE bedrooms and THREE reception rooms.

Nestled in the tranquil area of Roman Bank, Holbeach Clough, this individually built detached house offers a perfect blend of comfort and modern living. With four spacious double bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a generous and welcoming entrance hall that leads to a triple aspect lounge, featuring a charming inglenook fireplace complete with a multi-fuel burner, perfect for cosy evenings. The lounge seamlessly flows through internal French doors into an open-plan kitchen diner, creating an inviting space for entertaining and family gatherings. The ground floor also boasts a utility room, a cloakroom, and a versatile study or playroom, catering to all your needs.

The top floor is dedicated to four double bedrooms, with bedroom one benefiting from fitted double wardrobes and an en-suite shower room. A modern bathroom serves the remaining three bedrooms, ensuring convenience for all.

Set on a good-sized plot, the property offers ample off-road parking, leading to a single garage, with additional space for a caravan or motorhome. The front of the house enjoys delightful field views, while the low-maintenance rear garden is thoughtfully divided into three sections, providing space for relaxation.

Conveniently located just a short drive from Holbeach, residents will find essential amenities including Tesco, Aldi, and both primary and secondary schools. A primary school is also located in the village which is a two-minute drive away, making this home perfect for families.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional home.



Council Tax Band: C



### Entrance Hall

Wooden front door into the entrance hall which has stairs leading off to the first floor accommodation, under stairs storage cupboard, radiator, power points and telephone point.

### Lounge

26'0 x 12'6

Triple aspect with the UPVC double glazed window to the rear, two wooden sealed double glazed windows to the side, UPVC double glazed window to the front enjoying open field views, there's also field views from the side window, Inglenook fireplace with multi fuel burner, radiator, power points, telephone point, TV point, internal door leading through to the entrance hall and internal French doors leading through to the kitchen diner.

### Kitchen

22'2 x 9'3

Double aspect with UPVC double glazed window to the front enjoying the field views, UPVC double glazed window to the rear and has open plan flowing into the dining room. The kitchen has base and eye level units with work surface over, sink and drainer with mixer taps over, range master with double oven and separate grill with a five burner gas hob and extractor over, integrated dishwasher, freestanding American fridge freezer, tiled floor, skimmed and coved ceiling with inset spotlights and an exposed beam which leads through into the dining room.

### Dining Room

10'1 x 10'0

UPVC double glazed windows and French doors to the rear garden, radiator, power points, tiled floor, internal French doors leading through to the lounge, skimmed and coved ceiling with inset spotlights and exposed beam.

### Utility Room

10'5 x 7'7

Wooden sealed double glazed door and window to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, space and points for fridge, space and point for freezer, space and point for tumble dryer, floor mounted boiler, tiled floor, tiled splashback, radiator and power points.

### Cloakroom

Wooden sealed obscured window to the side, WC with push button flush and loft hatch.

### Study

11'3 x 7'8

UPVC double glazed window to the front overlooking the fields, radiator and power points.

### Landing

Loft hatch, power points and airing cupboard with shelving.

### Bedroom 1

13'2 x 12'7

UPVC double glazed window to the front enjoying the field views, radiator, power points, TV points and built in double wardrobes.

### Bedroom 1 En-suite Shower Room

UPVC obscured double glazed window to the front, walk in double shower with electric shower, WC, pedestal wash hand basin with taps over, fully tiled walls, radiator and skimmed and coved ceiling with inset spotlights.

### Bedroom 2

12'1 x 9'5

UPVC double glazed window to the front enjoying the field views, radiator and power points.

### Bedroom 3

12'5 x 9'3

UPVC double glazed window to the rear, radiator, power points and built in single wardrobe.

### Bedroom 4

10'0 x 9'5

UPVC double glazed window, radiator and power points.

### Outside

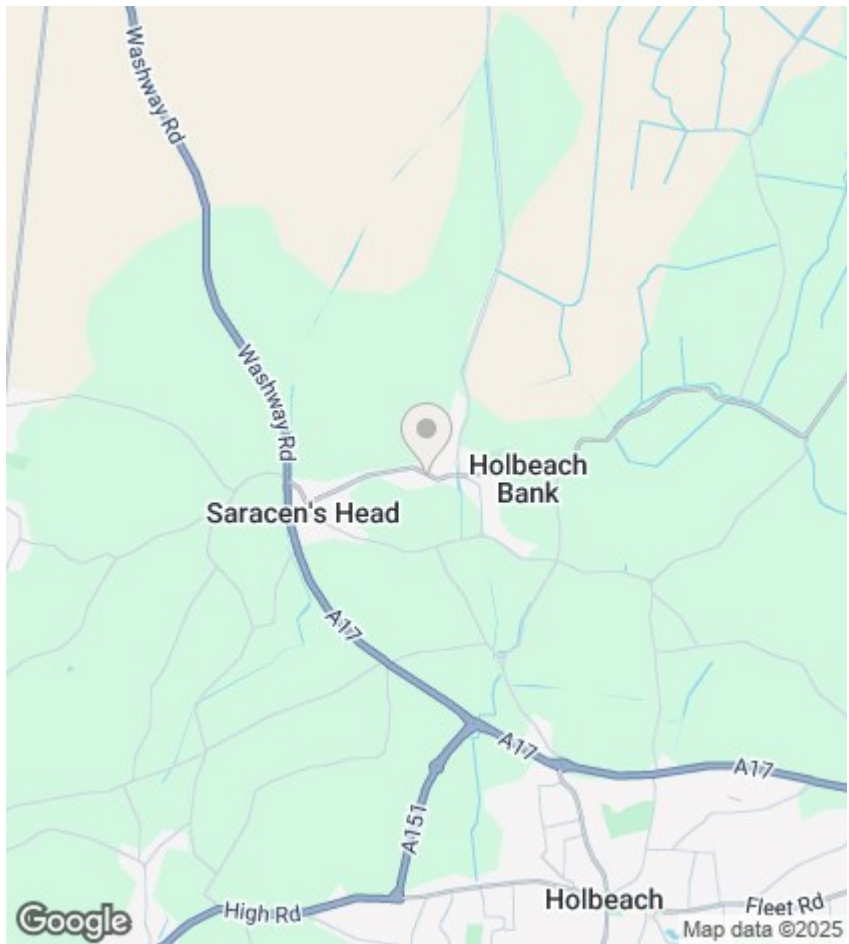
The property is accessed via a shared drive between the property and one other property. Half of the front grass area belongs to the property up to the garage. There is a vast amount of gravel off road parking for numerous cars and space for caravan or motorhome. This then leads to an oversized single garage, has outside power points, storm porch with courtesy light and a brick arch with gate leading through to the rear garden. The rear garden is enclosed by panel fencing and it is low maintenance being laid to decking which comes off of the dining room. There's space for a hot tub, outside power point, outside lights, space for barbecue and the rest of the rear garden is laid to block paving and has upgraded patio for another seating area. There is storage behind the garage and another space for a seating area with the last part of the rear garden coming off the utility room which is low maintenance being laid to decorative chipping. There's a raised shrub bed with railway sleeper borders and an oil tank.

### Garage

16'6 x 11'0







## Viewings

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

## EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 50      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

### Ground Floor

Approx. 88.6 sq. metres (953.6 sq. feet)



### First Floor

Approx. 71.6 sq. metres (771.0 sq. feet)

