



Fleet Road  
Holbeach PE12 8LA

**BROWN & CO**







## Fleet Road, Holbeach PE12 8LA

Substantial 313.2 m2 / 3,372 sqft period dwelling

Four double bedrooms

Modern kitchen with integrated appliances & pantry

Pool house with heated pool, jacuzzi & sauna

Beautifully maintained private grounds

Remotely operate security gates

Extensive garaging & outbuildings

Must be viewed to fully appreciate



### Introduction

Fleetway House is a substantial four bedroom, period dwelling offering extensive accommodation over two floors. The property is an impressive 313.2 m2 / 3,372 sqft (excluding garage). Properties of such quality and privacy are rarely offered for sale in the area and first hand inspection is necessary to fully appreciate the property and setting.

### Location

Holbeach, Lincolnshire, offers a perfect blend of rural tranquility and convenient access. Situated just a short drive from the A17, it ensures easy connectivity to nearby towns such as Spalding and Wisbech, while the historic city of Lincoln and town of King's Lynn is also within comfortable reach. Spalding, in particular, boasts a range of amenities including the Springfields Outlet Shopping & Leisure complex, numerous supermarkets, and a bustling weekly market. The town also offers excellent educational facilities, sports and recreational centres like the Castle Sports Complex, and green spaces such as Ayscoughfee Gardens. With healthcare services provided by local medical practices and the Johnson Community Hospital, Spalding caters to all essential needs. Holbeach itself provides a friendly community atmosphere, excellent local amenities, and picturesque countryside views.

### Outside

The plot is approximately 1.6 acres or thereabouts of parkland setting and is maintained in an exemplary manner. Remotely operated security gates lead to sweeping gravel driveway set with boxus hedging towards the front of this attractive house. The driveway continues to the side where there is further parking, an exit driveway, dog run. There is extensive garaging and outbuildings available; next to the house is a double garage, to the side a large carport, a tractor store and second double garage. The grounds are beautifully landscaped and laid primarily to lawn with mature trees featuring all over the plot. There is also a modern garden room with power and patio terrace leading from the garden room. The grounds offer complete privacy.

### Inside

The property dates to 1924 and celebrates its centenary year this year. It is a handsome, symmetrical dwelling set over two floors. There is the original front door and oak panelled reception hallway, beyond this is the staircase with a stunning oak staircase and stained glass window. There is a drawing room, dining room (used as sitting room) and study. The kitchen is modern and extensively fitted with integrated appliances and pantry. There is also a wc and rear staircase. At the rear is a utility room which leads to a large additional room made by the owners – a leisure suite. This

remarkable area needs to be viewed to full appreciate and comprises a garden room, snooker room with bar and pool house with 20' x 50' heating pool and slide, jacuzzi, changing room facility and sauna, all of which overlooks the beautiful grounds. Upstairs there are four double bedrooms and family bathroom fitted with shower.

### Services & other information

Mains water, electric and private drainage. Oil fired central heating.

Energy Performance Certificate E.

Council Tax Band H.

### Viewing procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### Buyer identity check

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted.







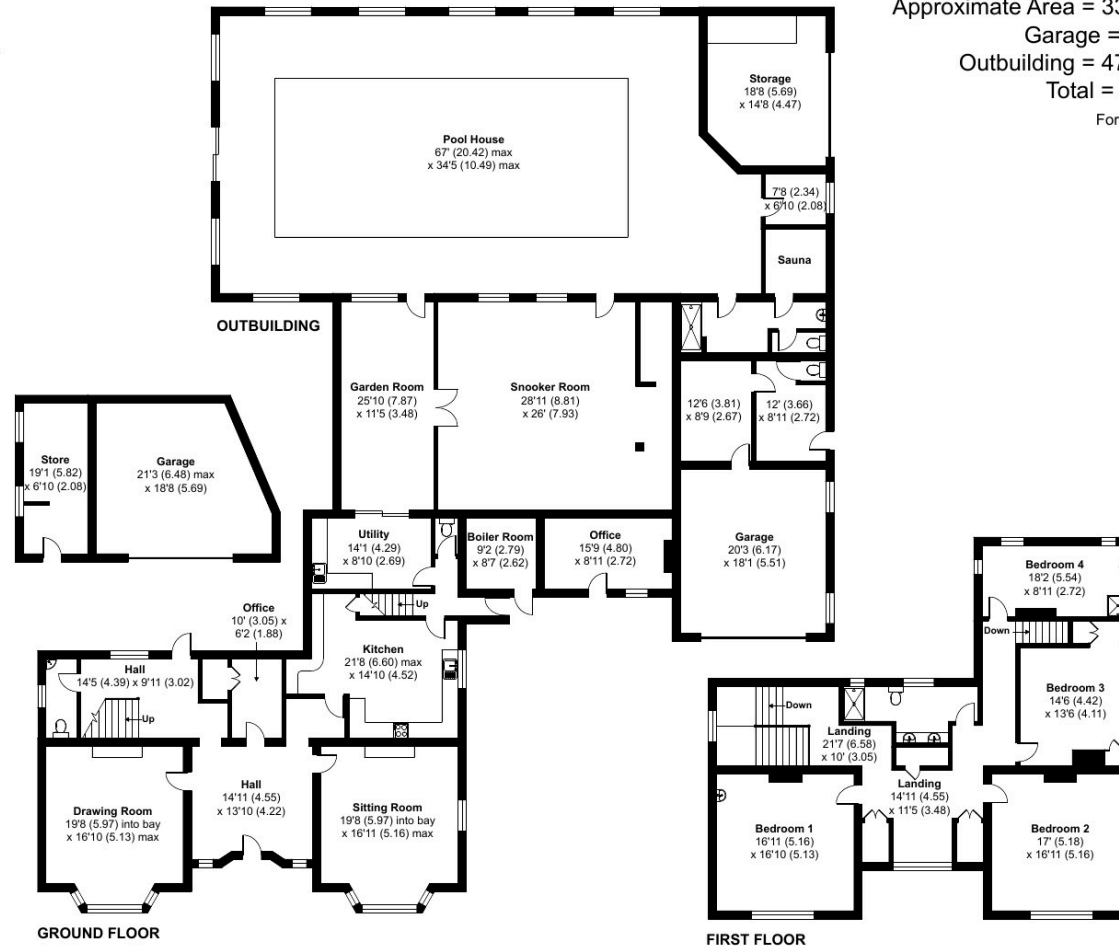




# Fleet Road, Fleet, Holbeach, Spalding, PE12



Approximate Area = 3372 sq ft / 313.2 sq m  
 Garage = 504 sq ft / 46.8 sq m  
 Outbuilding = 4734 sq ft / 439.8 sq m  
 Total = 8610 sq ft / 800 sq m  
 For identification only - Not to scale



## IMPORTANT NOTICES

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