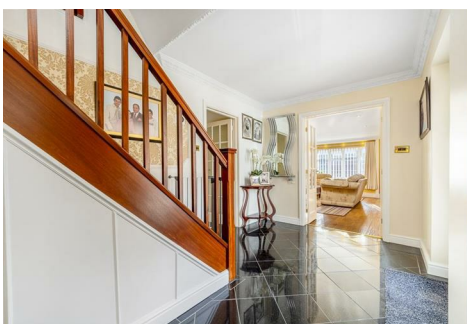
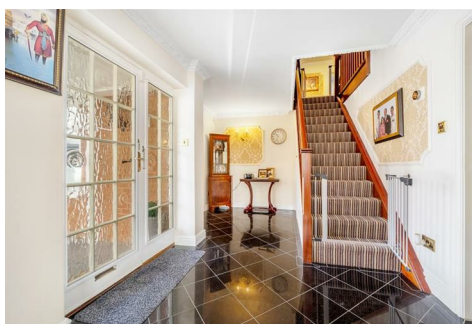




43 Holbeach Road, Spalding, PE11 2HY

£625,000

- Multi generational living
- Close to shops and amenities
- Open plan living
- Secure gated access
- Single garage
- Low maintenance rear garden
- Self contained three bedroom annexe
- Stunning kitchen with island
- Spacious property measuring around 5000sq ft
- One of a kind property

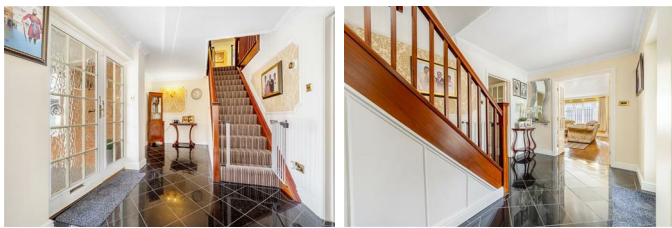
Exceptional Multi-Generational Living & Investment Opportunity

This truly unique property offers incredible versatility, featuring a 5-bedroom main house, a 3-bedroom annexe, and a separate 2-bedroom bungalow—perfect for extended families or business potential.

The main house boasts a high-spec finish, with a stunning open-plan kitchen, dining, and lounge area. With five bedrooms and three en-suites, the layout flows beautifully for modern living. The annexe, seamlessly connected via a spacious tandem garage, offers an open and flexible space. Meanwhile, the detached bungalow has its own private entrance, making it ideal for independent living or rental opportunities.

If you're looking for space, flexibility, and a home that truly stands out, this is one to see. Book your viewing today!

Entrance Hall 15'8" x 8'0" (4.78m x 2.45m)



Wood door with side panels to side. Tiled floor. Stairs leading to first floor. Understairs storage cupboard. Underfloor heating.

Lounge 18'5" x 19'6" (5.63m x 5.95m)



UPVC bow window to front. UPVC window to side. Inset TV with storage beneath. Storage cupboard. Wooden floor. Two radiators.

Kitchen 20'6" x 15'1" (6.25m x 4.60m)



UPVC bow window to front. Matching wall and base units with work tops over. Composite sink and drainer with mixer tap over. Integrated wine cooler. Integrated Neff dishwasher. Neff 5 ring gas hob with extractor hood over built into ceiling. Neff double oven and grill. Integrated tall fridge. Integrated tall freezer. Large island with storage beneath and seats 8 chairs. Wooden floor.

Dining Area 12'11" x 10'0" (3.95m x 3.06m)



Wooden floor. Radiator. Spot lights.

Rear Lounge 16'6" x 15'5" (5.05m x 4.72m)

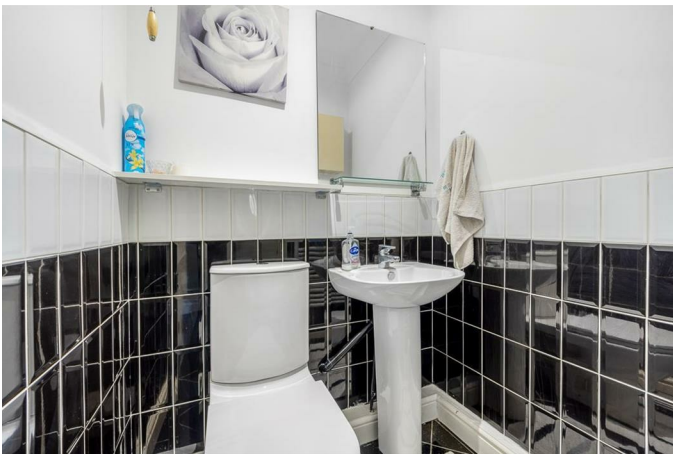


UPVC window to side . UPVC doors with glazed side panels to rear. Wooden floor. Spot lights.

Rear Inner Hall

Storage cupboard. Tiled floor.

Cloakroom



Toilet. Pedestal wash hand basin. Heated towel rail. Extractor fan. Partly tiled walls. Tiled floor.

Garage/Utility 17'7" x 10'3" (5.36m x 3.13m)

UPVC windows to side. UPVC door to side. Sink with drainer and mixer tap. Plumbing for washing machine. Tiled floor.

Second Kitchen 12'4" x 11'0" (3.76m x 3.36m)



UPVC window to side. Matching wall and base units with worktops over. Tiled floor. Tiled splash backs. Sink drainer with mixer tap. Wooden beams to ceiling and spot lights. Radiator. Built in Neff oven and grill. Neff Electric hob with extractor over.

Rear Hallway

Storage cupboard. Wooden floor.

Downstairs Bathroom 13'6" x 7'0" (4.12m x 2.15m)



UPVC window to side. Fully tiled walls. Wooden floor. Panelled bath with chrome taps. Toilet. Shower cubicle with electric shower over. Wash hand basin set within vanity unit. Heated towel rail. Shaver point.

Downstairs Bedroom 17'1" x 20'6" (5.21m x 6.27m)



UPVC window to rear. Double fitted wardrobes. Carpeted. Radiator.

First Floor Landing 16'0" x 10'9" (4.89m x 3.30m)



Wooden floor. Radiator. Built in airing cupboard.

Bedroom 1 15'5" x 11'9" (4.72m x 3.59m)



UPVC window to front. Double built in wardrobes. Dressing area with sliding doors within the eaves for storage. Radiator. Carpeted.

En-suite 7'1" x 6'7" (2.16m x 2.01m)



Velux style window to side. Shower cubicle with shower attachment over. Wash hand basin set within vanity unit. Toilet set within unit. Partially tiled walls. Wooden floor. Extractor fan. Spot lights. Heated towel rail.

Second Landing

Storage cupboard. Carpeted.

Bedroom 2 13'3" x 15'1" (4.06m x 4.60m)



UPVC window to rear. Velux style window to side. Storage cupboard. Carpeted. Dressing room with shelving.

En-suite 6'6" x 6'0" (2.00m x 1.83m)



Velux style window to side. Toilet. Wash hand basin. Extractor fan. Fully tiled walls. Tiled floor. Spot lights. Heated towel rail.

Bedroom 3 20'1" x 12'9" (6.13m x 3.90m)



Window to front. Built in wardrobes to eaves. Carpeted. Radiator.

Bedroom 4 14'7" x 11'10" (4.47m x 3.61m)



UPVC window to rear. 3 Double built in wardrobes. Loft access. Carpeted. Radiator.

Shower Room 8'9" x 7'1" (2.67m x 2.17m)



UPVC window to side. Double walk in shower with rainwater head and shower attachment. Toilet and wash hand basin set within vanity unit. Fully tiled walls. Wooden floor. Extractor fan. Heated towel rail.

Outside



Front: Enclosed by brick walling. Electric sliding gates to the front. Pedestrian metal gate. Block paved driveway providing parking for several vehicles. Electric car charger point. Gated access to the rear of the property. Storm porch above the entrance door.

Rear: Enclosed by timber fencing. Large patio area. Electric sockets. Water tap. Artificial lawn area. Timber shed.

Garage 28'4" x 10'3" (8.65m x 3.13m)

Vehicular door to front. Power and light connected. Pedestrian door with access to the annex.

ANNEX

Utility/Lobby

Worktop with space for storage under. Space for washing machine. Spot lights. Boiler. Tiled floor.

Wet Room 6'10" x 4'4" (2.09m x 1.34m)



UPVC window to front. Fully tiled, walls and floor. Rainwater shower head with separate shower attachment over. Wash hand basin. Toilet. Heated towel rail. Extractor fan.

Kitchen 10'0" x 9'10" (3.06m x 3.00m)



Velux style roof light to rear. Matching wall and base units with worktops over. Space for American style fridge freezer. Spot lights. Space for free standing cooker. Extractor fan. Breakfast bar area.

Lounge 15'3" x 20'0" (4.67m x 6.12m)



French doors with windows to side leading to conservatory. Velux style roof lights to front and rear. Vaulted ceiling with beams. 2 Radiators. Carpeted.

Garden Room 15'1" x 10'0" (4.60m x 3.07m)



Velux style windows to rear. French doors with side windows to rear and side. Vaulted ceiling with beams. Spot lights. Ceiling fan. Radiator.

Inner Rear Hallway

Radiator. Carpeted. Loft access.

Bedroom 1 11'5" x 9'1" (3.49m x 2.78m)



UPVC window to side. Radiator. Carpeted.

Bedroom 2 8'7" x 9'4" (2.62m x 2.87m)



UPVC window to side. Radiator. Carpeted.

Bedroom 3 13'7" (max) x 9'2" (4.16m (max) x 2.81m)



UPVC window to side. UPVC door to side. Built in wardrobes with sliding doors. Radiator. Carpeted.

En-suite 5'5" x 5'8" (1.67m x 1.73m)



Shower cubicle with wall mounted electric shower. Toilet. Wash hand basin set in vanity unit. Heated towel rail. Fully tiled walls. Tiled floor. Extractor fan.

Property Postcode

For location purposes the postcode of this property is: PE11 2HY

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: MAIN HOUSE - D. ANNEXE - A

Annual charge: No

Property construction: Brick Built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C76

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

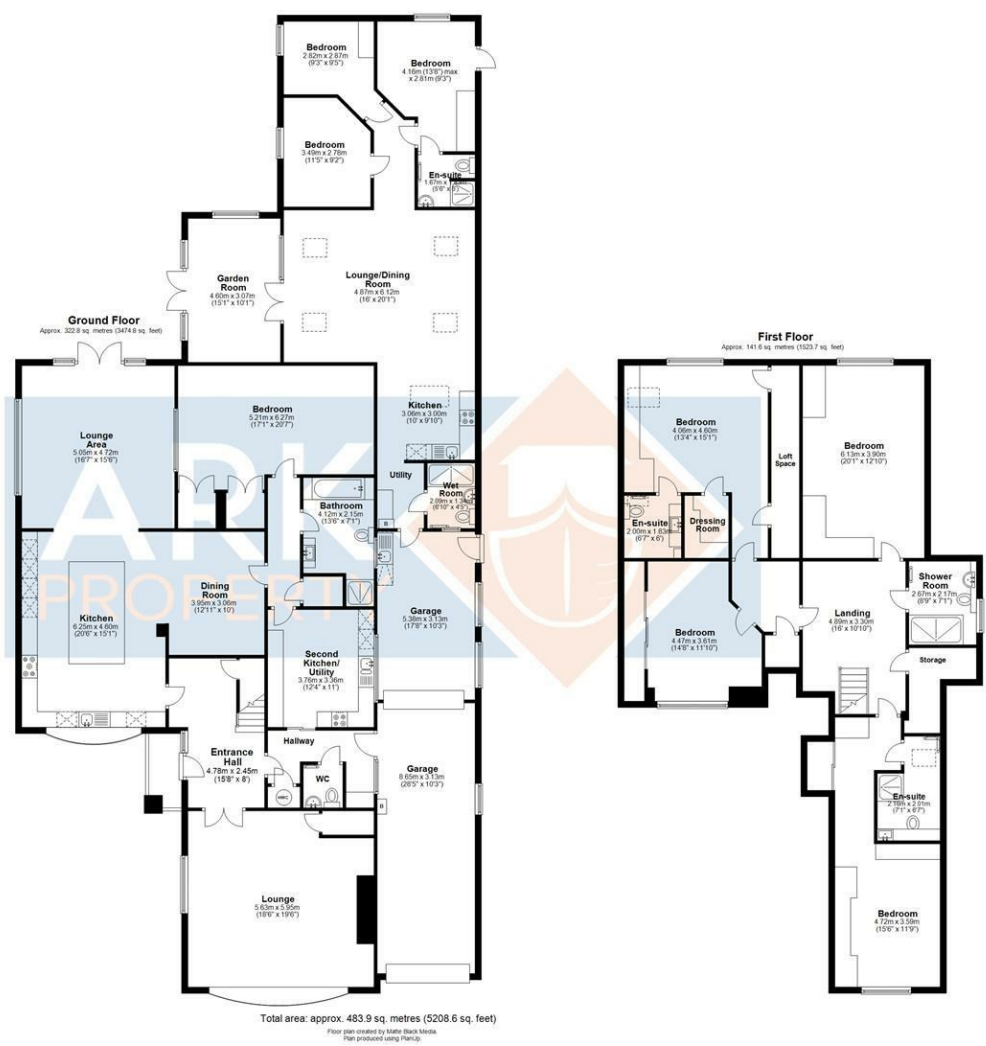
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

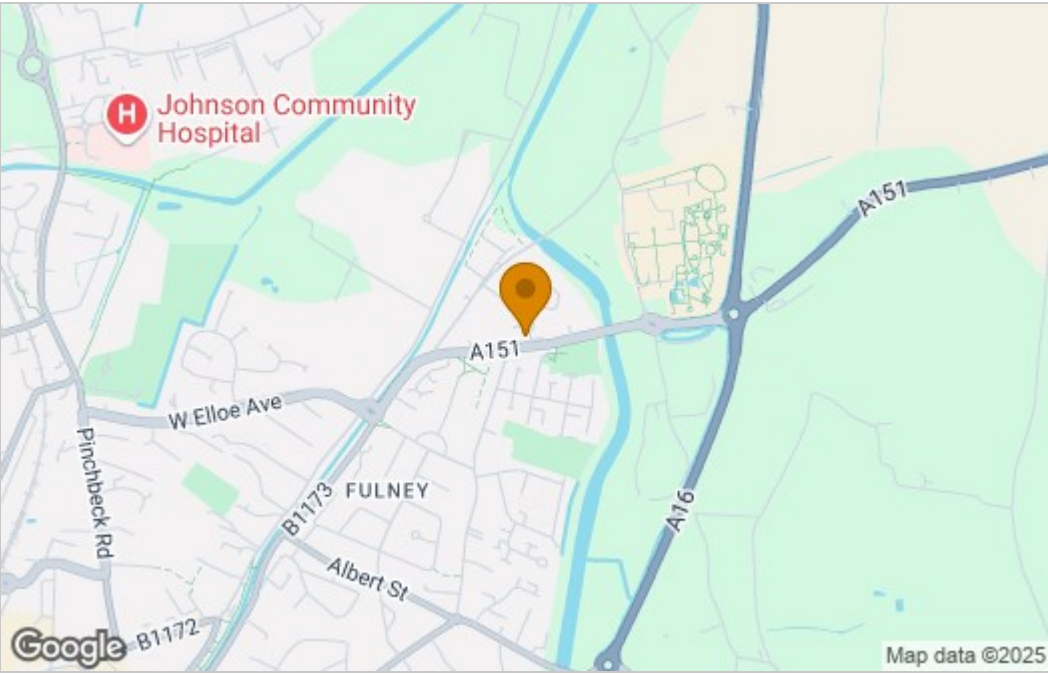
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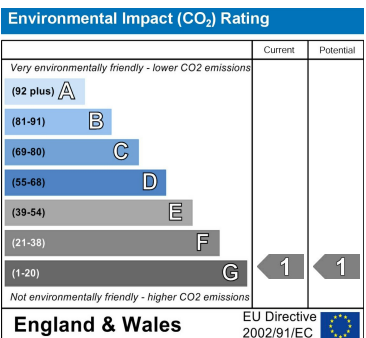
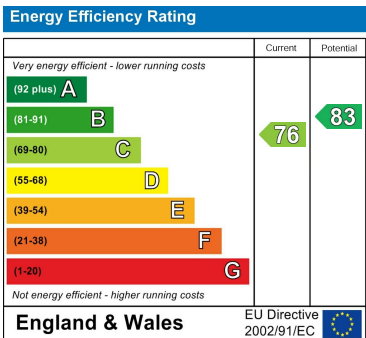
Floor Plan



Area Map



Energy Efficiency Graph



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