



Knight Close, Holdingham
£245,000



3



2



1

Freehold



Key Features

- Detached House
- Three Double Bedrooms
- Immaculately Presented Throughout
- Built Only 6 Years Ago
- South Facing Rear Garden
- Fibre Broadband
- EPC rating B
- Current Council Tax Band: C





Situated on a desirable corner plot within the sought-after Holdingham Grange development, this immaculately presented three double bedroom detached home offers stylish and spacious living throughout. The property features a generous lounge, a modern kitchen diner, utility room, and a convenient downstairs cloakroom. Upstairs, you'll find three well-proportioned double bedrooms, including a master with en suite, and a family bathroom. Outside, enjoy a beautifully maintained south-facing rear garden perfect for relaxing or entertaining, while off-road parking to the side leads to a detached single garage. A viewing is highly recommended.

Entrance Hall

Having part glazed UPVC door to front, stairs to first floor landing and radiator.

Lounge

5.6m x 3.16m (18'5" x 10'5")

Having window to front, two radiators, TV point, telephone point and French doors leading to the garden.

Kitchen Diner

5.6m x 2.85m (18'5" x 9'5")

Having a range of base and eye level units with work surface over over with inset one and a half bowl sink drainer unit, oven with gas hob and extractor hood over, space for fridge freezer, space and plumbing for dishwasher, storage cupboard, radiator and windows to both front and side.

Utility Room

Having base and eye level units with work surface over, boiler, space and plumbing for washing machine, space for further appliance, part glazed door to rear parking and radiator.

Cloakroom

Having low level WC, pedestal hand wash basin, extractor fan and heated towel rail.

Landing

With stairs taken from the Entrance Hall and having window to rear, radiator and over stairs storage cupboard.

Bedroom One

5.6m x 3.16m (18'5" x 10'5")

Having windows to both front and side and radiator.

En Suite

Having a three piece suite comprising of low level WC, pedestal hand wash basin, double mains fed shower cubicle, extractor fan, radiator and window to front.

Bedroom Two

2.8m x 3.21m (9'2" x 10'6")

Having window to front aspect and radiator.

Bedroom Three

2.8m x 2.32m (9'2" x 7'7")

Having window to side and radiator.

Family Bathroom

Modern three piece bathroom comprising p shaped bath with shower over, hand wash basin and low level wc set in vanity unit, radiator, window to front aspect and extractor fan.

Garage

With up and over garage door and personnel door to garden.

Outside

The front of the property is well presented and of low maintenance, with a hedge surround and pathway to front Entrance and side access to rear – with further area to side for bin storage. The driveway is to rear offering parking for two vehicles and access to single detached garage.

The south facing garden is beautifully presented with a range of flowers and shrubbery, generous sized patio area, lawn, brick wall and timber fence surround.

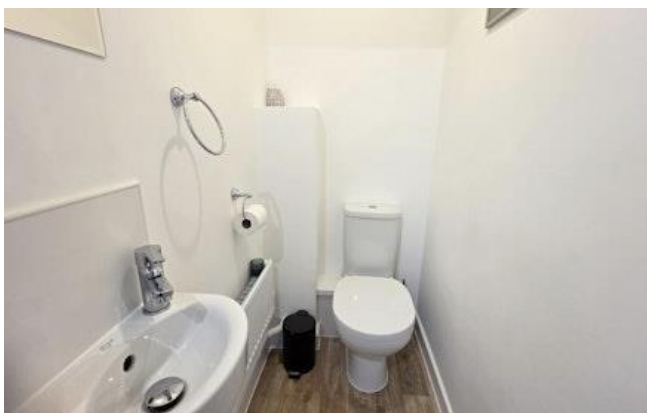
Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

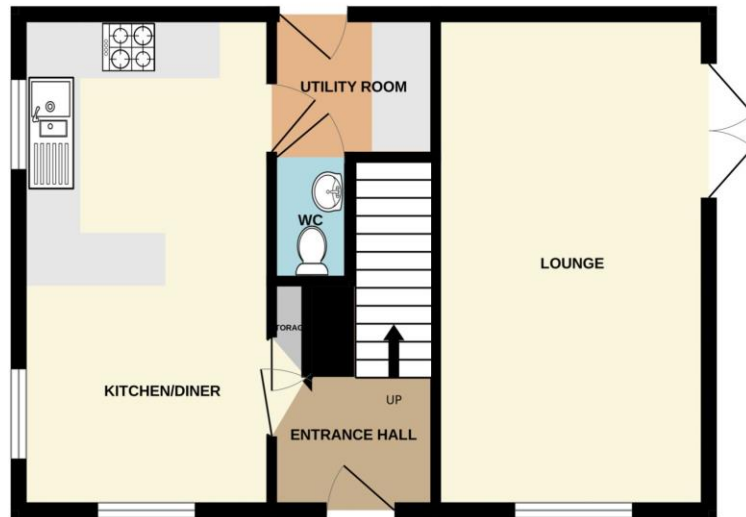
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



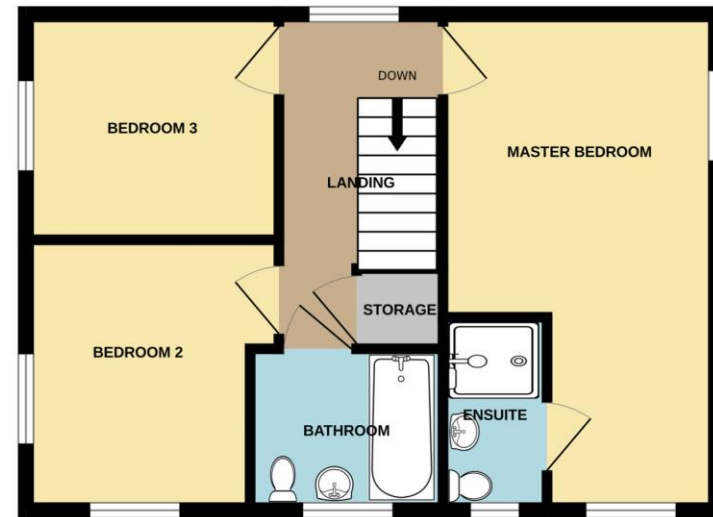


Floorplan

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk