



BRADLEY JAMES

ESTATE AGENTS



6 North Parade, Holbeach, Spalding, PE12 7AJ

Guide price £325,000

- Built by the current owners 30 years ago
- Triple aspect lounge
- Dining room
- Utility room and cloakroom
- Four piece bathroom suite
- Non estate location
- Snug with real fireplace
- Recently refitted kitchen diner with pantry
- Four bedrooms
- Space for caravan or motorhome and double garage

GUIDE PRICE £325,000-£350,000

Nestled on the charming North Parade in Holbeach, this individually built four-bedroom family home is a delightful blend of character and modern living. The property boasts three spacious reception rooms, providing ample space for family gatherings and entertaining guests. The generous lounge, which was originally two separate rooms, offers a warm and inviting atmosphere, while the snug features a real fireplace, perfect for cosy evenings. Adjacent to the snug is a dining room that flows seamlessly to the rear garden. The modern refitted kitchen diner serves as the heart of the home, complete with a pantry and utility room for added convenience. A downstairs cloakroom completes the ground floor, enhancing the practicality of this charming residence.

On the top floor, you will find four well-proportioned bedrooms, complemented by a stylish four-piece bathroom suite. Outside, the property offers plenty of off-road parking, with space for a caravan or motorhome, alongside a double garage. The private and enclosed rear garden is a true haven, bursting with colour thanks to the current vendor's passion for gardening.

This delightful home is conveniently located within walking distance to local primary and secondary schools, making it ideal for families. A new Aldi supermarket is just a two-minute stroll away, while Tesco is a mere ten-minute walk. Holbeach itself boasts a variety of restaurants, pubs, and takeaway options, along with excellent road links to the A17, connecting you to Norfolk, Lincoln, Peterborough, and Spalding.

This property truly has it all, offering a perfect blend of comfort, convenience, and charm in a popular location.



Council Tax Band: C



## Lounge

27'1 x 17'8

Triple aspect wooden sealed double glazed windows to the front and side with a wooden sealed obscured double side window and stairs leading up to the first floor accommodation, gas fireplace, radiator, power points, TV point, telephone point and skimmed and coved ceiling with inset spotlights.

## Family Room

12'4 x 11'5

Wooden sealed double glazed window to the front and an arch topped wooden sealed double glazed window to the side, open fireplace, radiator, power points and an archway through to the dining room.

## Dining Room

12'4 x 9'6

Arch top wooden sealed double glazed window to the side and sliding double glazed patio doors to the rear garden, radiator and power points.

## Kitchen Diner

17'8 x 8'4

Wooden sealed double glazed windows to the rear, wooden sealed double glazed door to the rear, fitted base and eye level units with work surface over, sink and drainer with mixer taps over, double Smeg Range with double oven and separate grill, six burner gas hob and extractor over, space and plumbing for dishwasher, radiator, power points, TV point, a walk in pantry with space and point for fridge freezer, shelving and power points.

## Utility Room

10'0 x 7'5

Wooden sealed double glazed window to the side and wooden sealed double glazed door to the side, modern base and eye level units with work surface over, sink with mixer taps over, wall mounted Worcester Bosch boiler, space and plumbing for washing machine, radiator, power points and a door to the downstairs cloakroom.

## Cloakroom

Wooden obscured sealed double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps and storage cupboards beneath, wall mounted heated towel rail and fully tiled walls.

## Landing

Power points and airing cupboard with shelving.

## Bedroom 1

13'0 x 11'0

Double aspect with a wooden sealed double glazed window to the front and rear, measurement is into the built-in wardrobes, radiator, restricted head height, power points, TV points, built-in wardrobes with shelving and hanging space.

## Bedroom 2

12'2 x 9'7

Wooden sealed double glazed window to the front, restricted head height, radiator and power points.

## Bedroom 3

9'7 x 9'1

Wooden sealed double glazed window to the rear, radiator, power points, restricted head height and TV point.

## Bedroom 4

10'1 x 5'6

Wooden obscured sealed double glazed window to the side, restricted head height, radiator and power points.

## Bathroom

Four piece bathroom suite with wooden sealed obscured double glazed window to the side, panel bath with mixer taps over, separate shower cubicle which is fully tiled with an electric shower, WC with pushbutton flush, vanity wash hand basin with mixer taps over and storage cupboard beneath with worksurface over, radiator and extractor fan.

## Outside

There is panel fencing to the front and side with a vast amount of gravel off-road parking for numerous cars, there is also space for a caravan or motorhome and a driveway leads to a detached double garage. There is side gated access both sides of the property leading to the rear garden which is private and enclosed, has an extended block paved patio seating area, the rest is laid to lawn with two sheds.

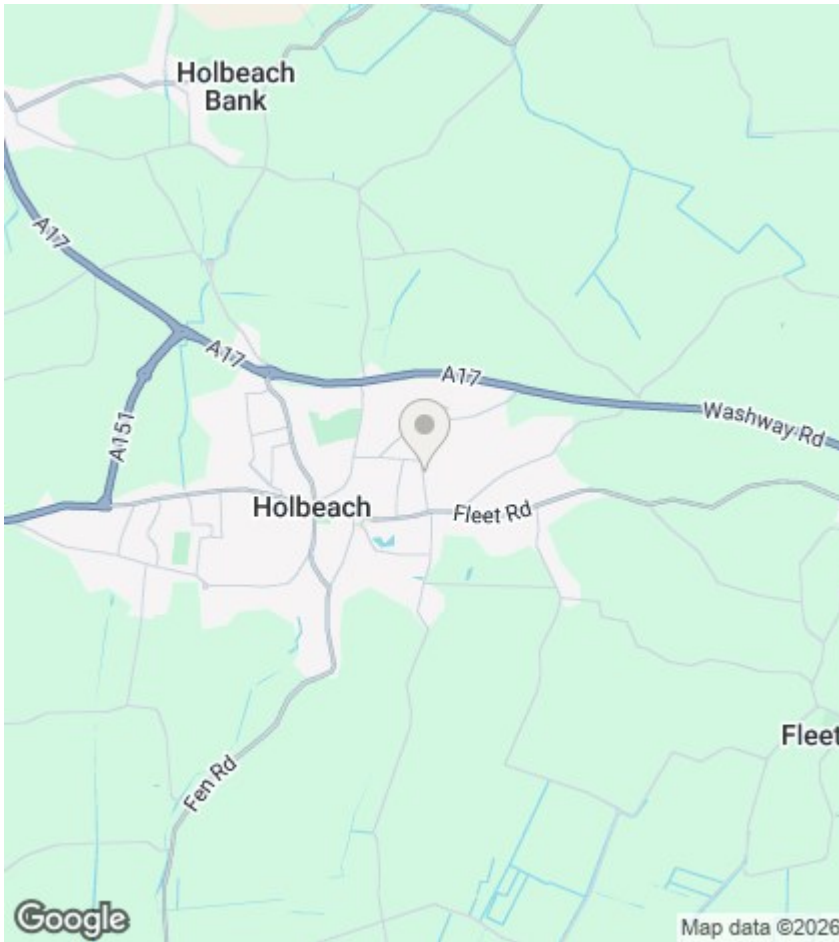
## Garage

18'3 x 17'6

Up and over door, power and lighting connected, separate fuse box, loft storage and a wooden door to the side.







## Viewings

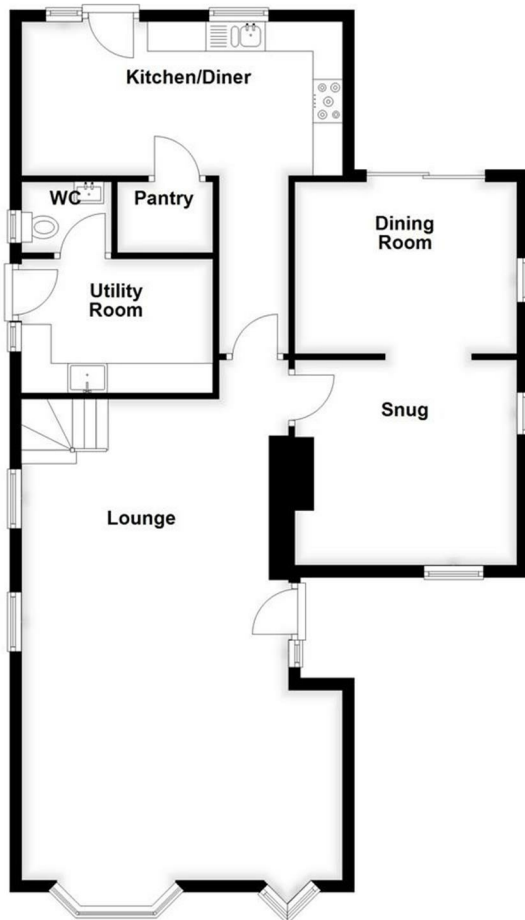
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 59.3 sq. metres (1023.4 sq. feet)



Approx. 59.3 sq. metres (638.6 sq. feet)

