



2 Pheasant Street, Holbeach, PE12 8PU

£340,000

- Nearly new four-bedroom Ashwood Home finished to an exceptional, show-home standard
- Stylish interior throughout with tasteful décor and high-quality finishes
- Spacious layout featuring a dual-aspect lounge and impressive kitchen diner with utility room
- Four well-proportioned bedrooms, including a generous principal suite with ensuite
- Beautifully landscaped gardens with porcelain paving and excellent outdoor space
- Double garage and superb overall presentation—ideal for modern family living

This nearly new four-bedroom Ashwood Home in Holbeach is a true showstopper, presented to an exceptional standard throughout. Beautifully styled with tasteful décor, quality finishes, and superb landscaping, it offers the perfect blend of elegance and practicality.

The spacious layout includes a welcoming entrance hall with WC, a bright dual-aspect lounge, and a stunning kitchen diner complemented by a separate utility room—ideal for modern family living. Upstairs, four well-proportioned bedrooms provide ample space, including a generous principal bedroom with ensuite, alongside a stylish family bathroom.

Outside, the property continues to impress with meticulously designed gardens, porcelain paving, and a double garage. With so many boxes ticked, this is a home that truly stands out and must be seen to be fully appreciated.

Entrance Hall 12'9" x 6'1" (3.91m x 1.87m)



Composite glazed entrance door to front with glazed side pane. Skimmed ceiling. Recessed spot lighting. Stairs to first floor landing. Bespoke built in under stairs storage. Tiled flooring. Radiator. Doors to lounge, cloakroom and kitchen.

Cloakroom



Skimmed ceiling. Recessed spot lighting. Extractor fan. Tiled floor. Half height wall tiling. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

Kitchen Diner 22'5" x 9'11" (6.85m x 3.04m)



PVC double glazed windows to front and rear with built in shutters. Skimmed ceiling. Recessed spot lighting to kitchen and pendant lighting to dining area. Tiled flooring. Two radiators. Fitted with a matching range of base and eye level units with Minerva worktops over with moulded sink drainer grooves. Inset stainless steel sink with chrome mixer tap over. Tiled splashbacks. Four ring Bosch induction hob with stainless steel Bosch extractor fan. Twin Bosch electric ovens. Integrated dishwasher. Integrated fridge freezer. Door to utility room.



Lounge 22'6" x 11'3" (6.86m x 3.43m)



PVC double glazed window to front with fitted window shutters. PVC double glazed French doors to rear garden. Skimmed ceiling. 2 Radiators.



Utility Room 5'8" x 6'0" (1.73m x 1.84m)



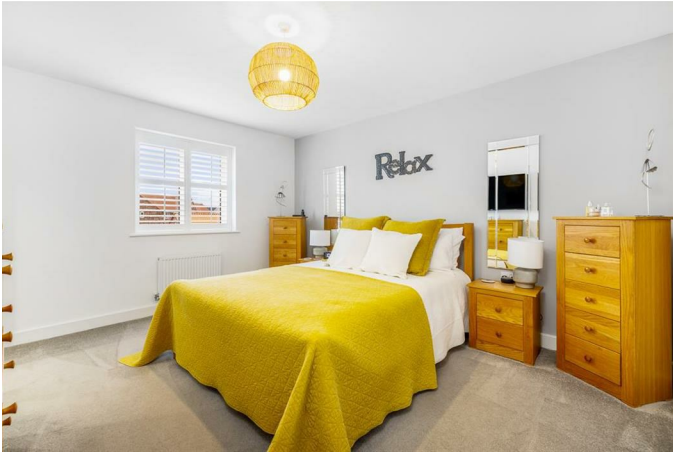
PVC double glazed door to rear. Skimmed ceiling. Recessed spot lighting. Extractor fan. Tiled flooring. Fitted base and eye level units with Minerva worktop space over. Tiled splash back. Stainless steel sink and drainer and mixer tap. Space and plumbing for washing machine.

First Floor Landing



Skimmed ceiling. Loft access. Radiator. Built in airing cupboard with mains gas central heating boiler.

Bedroom 1 13'3" x 11'6" (4.06m x 3.51m)



PVC double glazed window to front with fitted window shutter. Skimmed ceiling. Radiator. Door to en-suite.



En-suite 4'3" x 6'0" (1.32m x 1.84m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lighting. Extractor fan. LVT

flooring. Chrome heated towel rail. Shaver point. Fitted oversized shower enclosure with glass folding door. Chrome thermostatic bar shower riser, rainfall head and separate shower attachment. Pedestal wash hand basin with chrome mixer tap. Close couple toilet with push button flush.



Bedroom 2 13'3" x 10'3" (4.06m x 3.13m)



PVC double glazed window to front with fitted window shutter. Skimmed ceiling. Radiator. Built in over stairs storage cupboard.



Bedroom 3 8'11" x 11'6" (2.72m x 3.51m)



Bathroom 5'6" x 7'7" (1.69m x 2.33m)



PVC double glazed window to rear with fitted window shutter. Skimmed ceiling. Radiator. Bespoke fitted full wardrobes with hanging rail, shelving and built in lighting.

Bedroom 4 8'11" x 8'8" (2.73m x 2.65m)



PVC double glazed window to rear with fitted window shutter. Skimmed ceiling. Radiator.



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Extractor fan. LVT flooring. Shaver point. Chrome heated towel rail. Fitted panel bath with chrome mixer tap and shower attachment, chrome thermostatic bar shower over and glass screen. Pedestal wash hand basin with chrome mixer tap over. Close coupled toilet with push button flush.



Outside



The front of the property has a low maintenance gravel frontage, Porcelain pathway leading to entrance door. Tarmac driveway providing off road parking leading to the detached double garage. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Fully landscaped to include two porcelain patio seating areas and lawn. Gravel planted borders and raised beds. There is outside power points, lighting and cold water tap available. Door opening to double garage.



Double Garage 12'4" x 18'3" (3.77m x 5.58m)



Twin up and over electric garage doors to front. Power and light connected. Eaves storage. Stud wall partition creating the utility space to the rear of the garage 1.71m x 5.58m.

Property Postcode

For location purposes the postcode of this property is: PE12 8PU

Additional Information

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks

are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: £222.96 per year, paid to Encore Estate Management

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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and 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 Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - 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: B84

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and

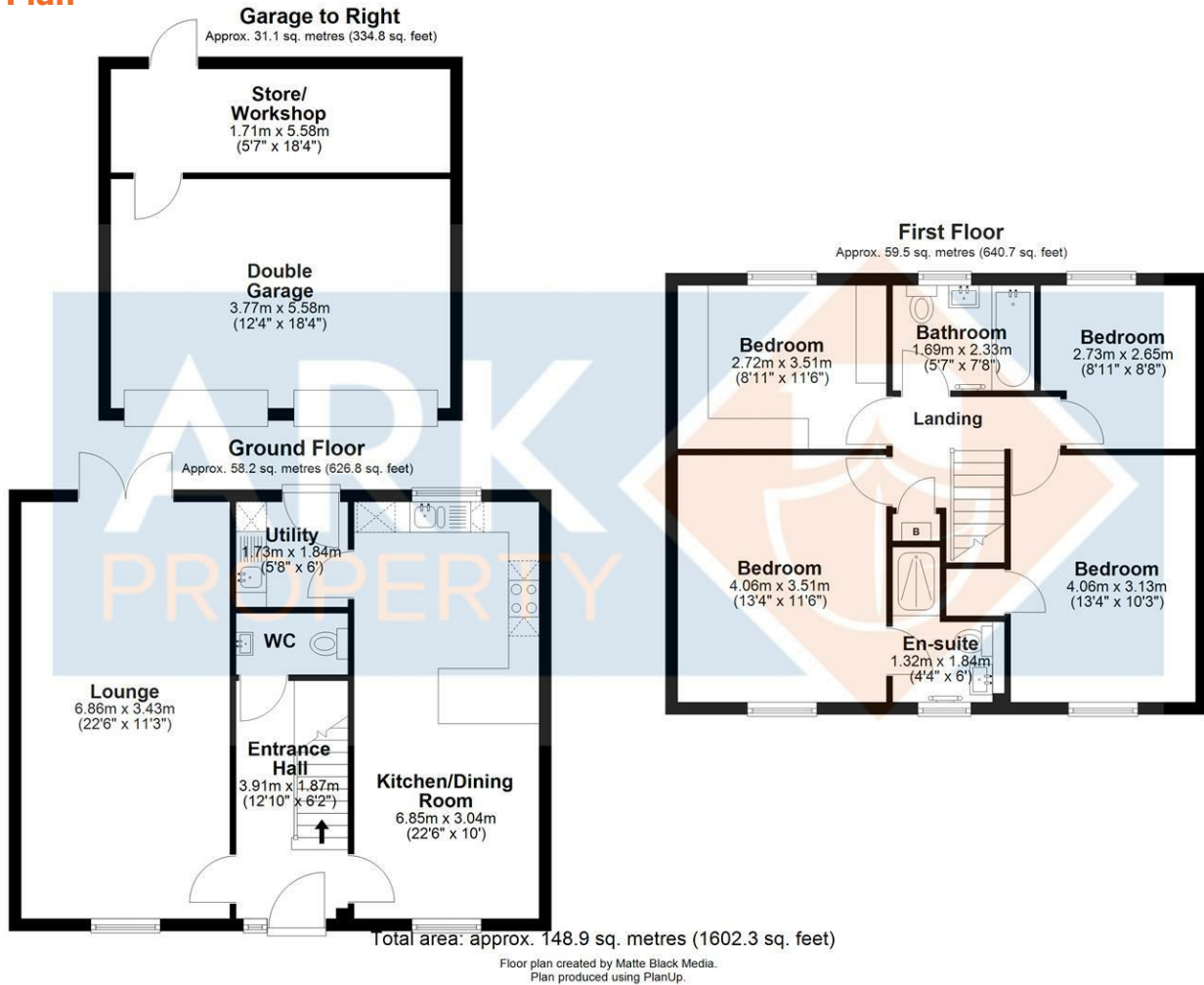
do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



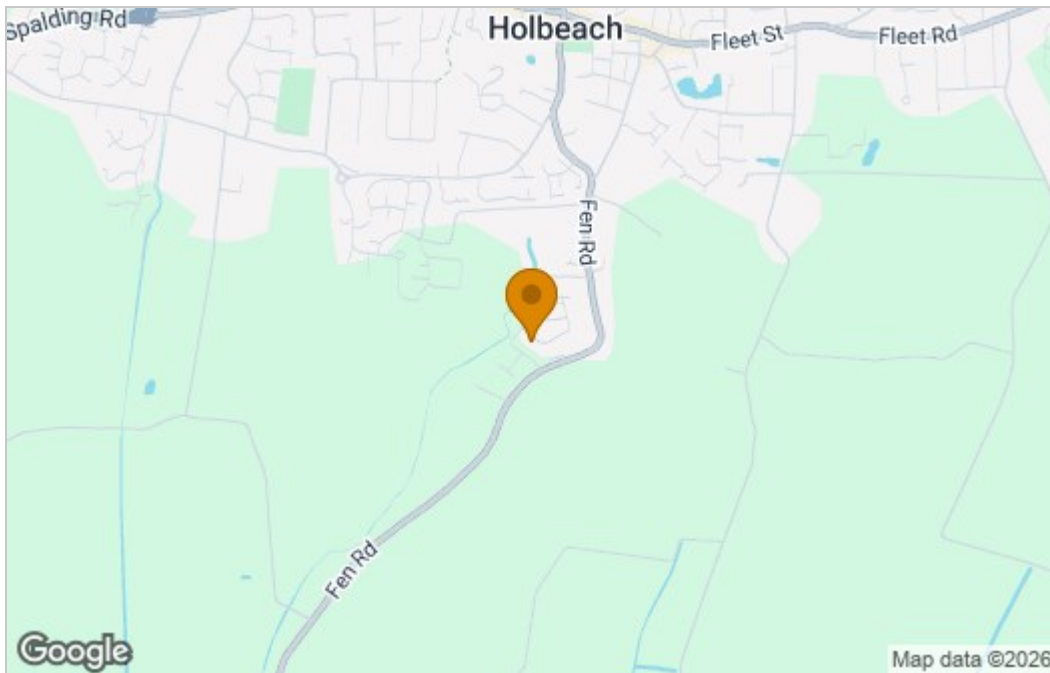




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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