



Savoy House Foxes Lowe Road, Holbeach, PE12 7PA

£485,000

- Real kerb appeal from the road
- Double garage with ample parking for multiple vehicles
- Stunning extension to create open living
- Large plot with a great size rear garden
- Detached double garage
- Popular location within easy access of the town centre
- Four large bedrooms
- Two en-suite bedrooms
- Well presented throughout
- Must view to be really appreciated

This stunning home has all the kerb appeal you've been searching for. Set behind an extended driveway leading to a large detached garage, the property is framed by a well-maintained lawn and mature hedging, creating an attractive frontage with a wonderful sense of privacy.

Step inside and the impressive accommodation continues with a grand entrance hallway, where doors lead to the spacious lounge, study, dining room, and the heart of the home – a beautifully designed contemporary kitchen.

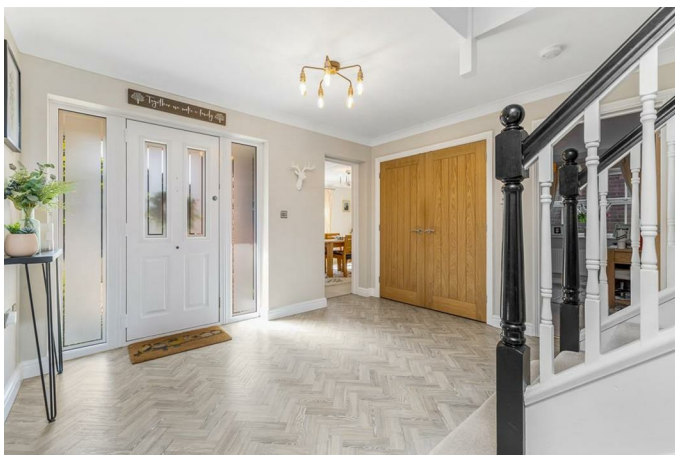
The modern kitchen flows seamlessly into a stunning garden room, creating an exceptional open-plan living, dining, and entertaining space that is perfect for both everyday family life and hosting guests.

Upstairs, the galleried landing leads to four generously sized bedrooms, two of which benefit from stylish en-suite shower rooms, while a contemporary family bathroom serves the remaining bedrooms.

Outside, the private rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space, ideal for relaxing and enjoying the warmer months.

The photographs offer just a glimpse of everything this exceptional home has to offer. To truly appreciate the space, quality, and lifestyle on offer, we highly recommend arranging a viewing.

Entrance Hall



Composite door to front with glazed side panels.

Herringbone flooring. Radiator. Built in double door storage cupboard. Stairs to first floor landing. Solid oak doors throughout. Chrome electric switches throughout.



Lounge



PVC double glazed window to front and French doors to rear. Feature fireplace with surround and hearth with inset fire. Two radiators.



Cloakroom



PVC window to rear. Tiled flooring. Toilet. Wash hand basin set in vanity unit. Tiled splash backs. Radiator.

Kitchen



PVC double glazed window to rear. Herringbone flooring. Matching range of base and eye level units with work surfaces over. Bosch five ring gas hob with extractor hood over. Built in oven under. Integrated dishwasher. Space for American style fridge/freezer. Built in wine cooler. Pull out larder drawer. Built in pantry/storage cupboard. Vertical radiator. Sink unit with integrated drainer and mixer tap and hot water tap.



Open Plan Living



Picture window to rear. Bi-folding door to side. Integrated blinds to the orangery roof. Spot lighting. Herringbone flooring.



Dining Room



PVC double glazed window to front. Radiator.

Study



PVC double glazed window to side. Radiator.

Utility Room



PVC double glazed window to the front. Door to rear. Radiator. Base and eye level units with work surface over. Space and plumbing for washing machine and tumble dryer. Sink unit with drainer and adjustable tap. Tiled splash back. Wall mounted gas fired central heating boiler. Extractor fan.

First Floor Landing



PVC window to the front. Built-in airing cupboard housing hot water cylinder and slatted shelving. Boarded loft fitted pull down ladder.

Bedroom 1



PVC window to rear. Built-in wardrobes with sliding mirrored doors.



En-suite



PVC window to the rear. Tiled floor. Fully tiled walls. Three piece suite comprising toilet. Wash hand basin with mixer tap. Shower cubicle with rainfall

shower head and separate hand held attachment. Extractor fan. Shaver point. Chrome heated towel rail.

Bedroom 2



PVC window to front. Radiator.



Shower Room



PVC window to side. Tiled floor. Wall tiling. Three piece suite comprising toilet. Wash hand basin. Shower cubicle with shower over. Chrome heated towel rail. Shaver point. Extractor fan.

Bathroom



PVC window to side. Three piece suite comprising toilet. Pedestal wash hand basin. Bath with mixer tap and hand shower attachment. Tiled splash backs. Extractor fan.

Bedroom 3



PVC window to front. Radiator.

Bedroom 4



PVC window to rear. Radiator.

Outside



The front of the property has a gravel driveway providing off road parking for multiple vehicles and leading to the double garage. There is a pathway leading to the front door and lawn area enclosed by hedging. Side gated access to the rear garden. The rear garden is enclosed by timber fencing and hedging. Lawn area. Circular patio seating area. Slate chipping seating area. Well established trees and shrubbery. Paved patio seating area to the side of the property. Outside lighting. Cold water tap.



Garage

Twin electric up and over doors to front. Pedestrian door to rear. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 7PA

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: 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 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: C70

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.

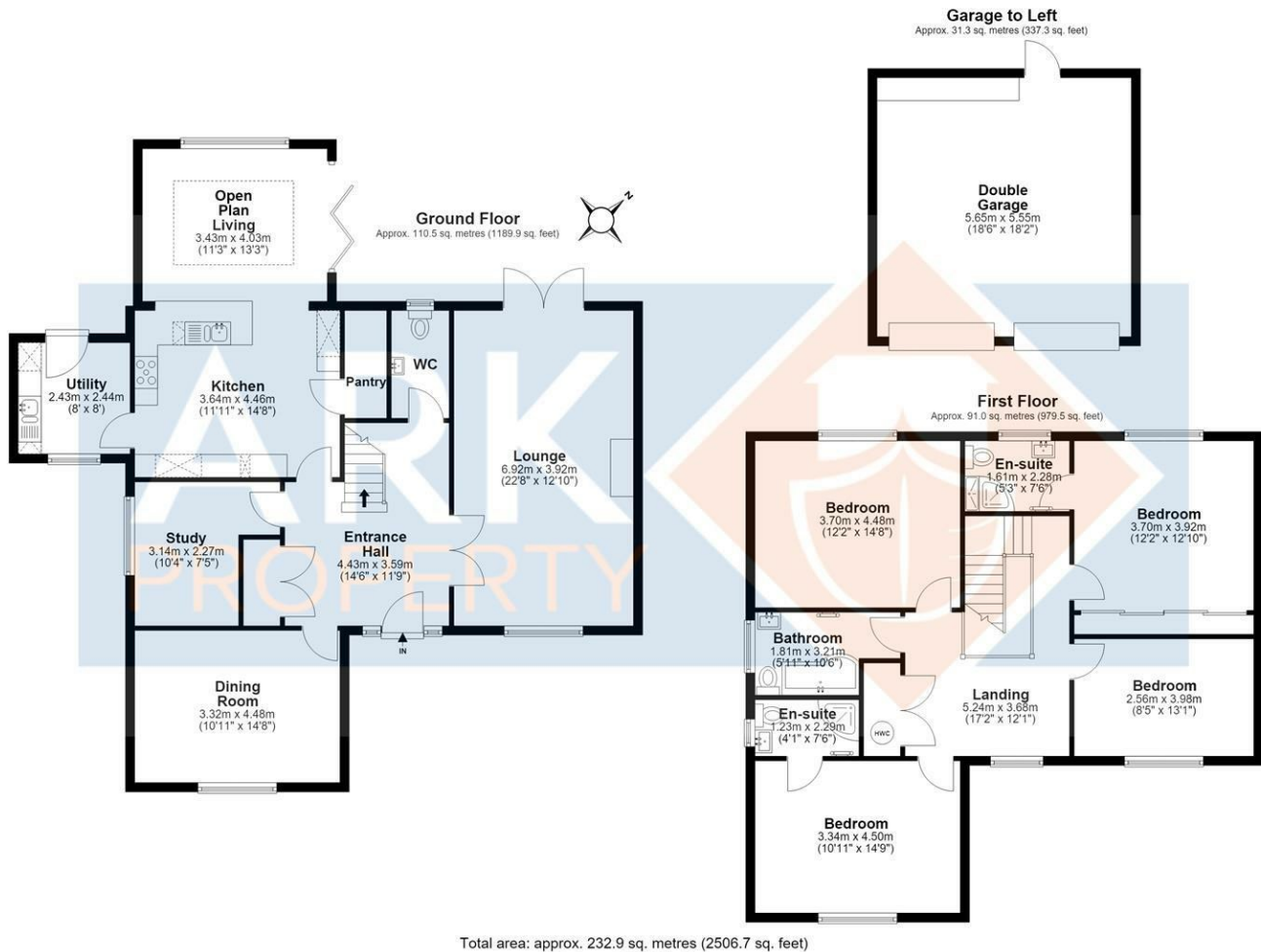
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

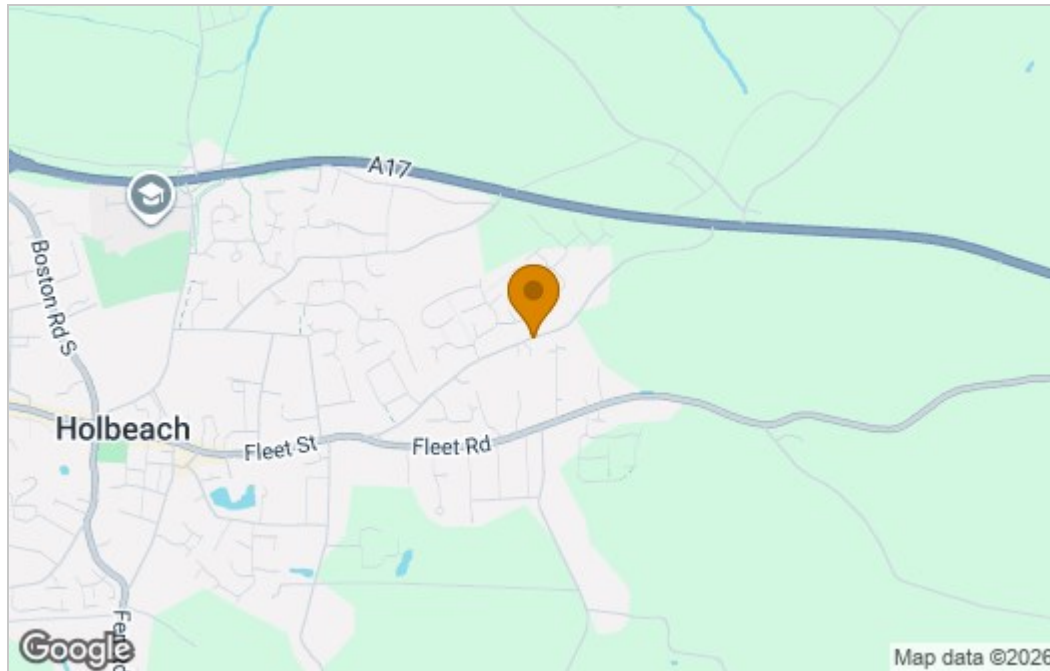
Disclaimer

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.

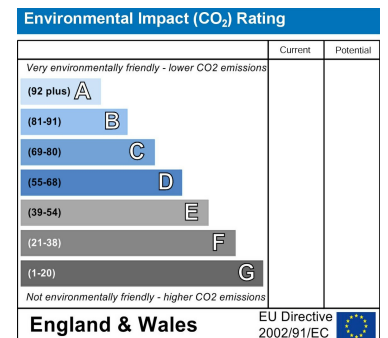
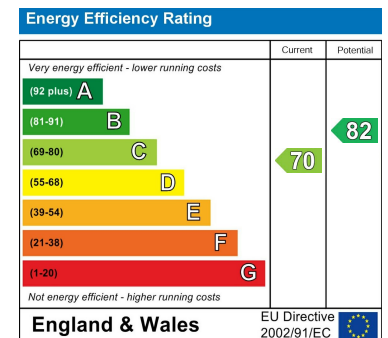
Floor Plan



Area Map



Energy Efficiency Graph



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