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78 Northons Lane, Holbeach, Lincs PE12 7PZ

Asking Price £589,000

An exceptional five-bedroom detached executive home, one of just three individually designed properties built in an attractive contemporary barn style and purchased new from the developer in 2024. Combining striking architecture with beautifully appointed interiors, this impressive home offers generous, versatile accommodation designed for modern family living.

A particular feature is the sense of space and flow between the reception rooms. Connecting double doors allow the sitting room, garden room and open-plan living kitchen to be enjoyed separately or opened together for entertaining. The superb kitchen provides ample space for cooking, dining and relaxed seating, with bi-folding doors leading onto the extensive patio and private rear garden. The property benefits from underfloor heating throughout the ground floor, complemented by mains gas fired radiators to the first floor.

Upstairs, five genuine double bedrooms provide excellent family and guest accommodation, with two benefiting from stylish en-suite shower rooms. The particularly spacious main bedroom also enjoys its own dressing area, creating a comfortable private retreat.

Outside, a generous driveway provides parking for several vehicles and leads to the double garage with electrically operated doors. The private rear garden with gazebo and extensive patio offer an inviting setting for outdoor dining and relaxation.

The setting is equally appealing. Positioned towards the end of a country lane, with open fields to both the front and rear, the property enjoys a peaceful, almost village-like atmosphere while remaining within comfortable walking distance of Holbeach's shops, schools and everyday amenities. Holbeach lies between Boston and Kings Lynn, close to the North Norfolk coast.











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Entrance Hallway — 6.55m x 2.39m (21'6" x 7'10") Composite entrance door with glazed side panels opens into a generous reception hallway with Cloakroom. Attractive oak-effect LVT flooring with underfloor heating continues throughout the ground floor living accommodation, whilst a solid oak and glass staircase rises to the first floor.

Study — 2.99m x 2.40m (9'10" x 7'10") An ideal space for working from home, with a double-glazed window to the side aspect, fitted blinds and underfloor heating.

Lounge — 6.63m x 3.94m (21'9" x 12'11") Double-glazed windows to the front and side aspects, allowing plenty of natural light. Oak-effect LVT flooring continues, whilst a bespoke media wall incorporating a contemporary electric log-effect fire creates an attractive focal point. Ceiling and wall lighting complete the room, with double doors opening into the **Sun-lounge /Family Room — 5.01m x 3.78m (16'5" x 12'5")** A versatile additional reception room featuring a roof lantern, together with a double-glazed window and bi-folding doors overlooking and opening onto the rear patio and garden. Open access to the-

Open-Plan Living Kitchen — 9.29m x 6.63m (30'6" x 21'9") A particular highlight of the home, this impressive room provides generous space for cooking, dining and relaxing. Bi-folding doors and a further double-glazed window overlook the rear garden and patio, whilst oak-effect LVT flooring and LED ceiling spotlights provide a contemporary finish. The kitchen is fitted with an extensive range of grey Shaker-style cupboards and drawers at base and eye level, complemented by quartz work surfaces. A coordinating central island offers additional preparation and storage space, together with an overhanging breakfast bar illuminated by three pendant lights. An inset one-and-a-half bowl sink incorporates a boiling water tap with filtered water facility. Integrated appliances include two electric fan ovens/ microwave, dishwasher, Samsung fridge-freezer and induction hob with extractor above.

Utility Room — 2.99m x 1.55m (9'10" x 5'1") With a double-glazed external door and window to the side aspect, a fitted sink unit, and space and plumbing for laundry appliances. A walk-in larder cupboard provides useful pantry storage, whilst an internal door gives direct access to the double garage.

First Floor Landing -The spacious landing benefits from a large, double-glazed window to the front aspect, a radiator and loft access. An airing cupboard houses the hot water cylinder and provides additional shelved storage.

Bedroom One — 5.99m x 5.64m (19'8" x 18'6") An exceptionally spacious main bedroom with double-glazed windows to the front and side aspects and two radiators. The accommodation extends into an open-plan dressing area with wardrobe and an **En-Suite Shower Room** - Beautifully finished with marble-effect tiling and fitted with a generous walk-in double shower enclosure, twin wash basins, a low-level WC and a heated towel rail.

Bedroom Two — 4.11m x 3.94m (13'6" x 12'11") -A generous double bedroom with a double-glazed window overlooking the rear garden, a radiator and **En-Suite Shower Room** -Fitted with a shower enclosure, wash basin and low-level WC.

Bedroom Three — 4.14m x 3.42m (13'7" x 11'3") - A well-proportioned double bedroom with a double-glazed window to the rear aspect and a radiator.

Bedroom Four — 3.56m x 3.55m (11'8" x 11'8") A further double bedroom with a UPVC double-glazed window overlooking the rear garden.

Bedroom Five — 3.94m x 2.39m (12'11" x 7'10") - Currently used as a hobbies room, this versatile fifth bedroom benefits from a double-glazed window to the front aspect, oak-effect LVT flooring and a radiator.

Family Bathroom -A beautifully appointed family bathroom featuring a contemporary four-piece suite comprising a freestanding bath, generous walk-in double shower enclosure, floating wash basin and low-level WC.

Outside -The property's distinctive contemporary barn-style architecture is complemented by agricultural-style wrought-iron fencing along the front boundary. An established lawned frontage sits alongside an extensive gravelled driveway, providing ample off-road parking for several vehicles, with additional storage space to the side.

Integral Double Garage — 5.84m x 5.51m (19'2" x 18'1") With EV charger point - With an electrically operated garage door, light and power connected. It also houses the gas-fired central heating boiler and benefits from plumbing for a washing machine, together with direct internal access to the utility room.
Rear Garden -The substantial rear garden offering generous outdoor space with open fields beyond the rear boundary and no properties directly overlooking from behind. Timber fencing encloses the garden, creating a private setting. An extensive paved patio stretches across the rear of the house, with direct access from the bi-folding doors in both the garden room and living kitchen, making it ideal for outdoor dining and summer gatherings. Beyond the patio, is a generous lawn and a covered gazebo creating a sheltered seating and entertaining area. With its open outlook, generous proportions and thoughtfully arranged seating areas, the garden provides an excellent extension of the home's living and entertaining space.























NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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