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10 Fleet Road, Holbeach PE12 8LA

£399,995 Freehold

- Superbly Presented
- Four Double Bedrooms
- Master with En Suite
- Large Driveway with Tandem Garage
- Large Enclosed Rear Gardens

Superbly presented detached residence situated on the edge of Holbeach with accommodation comprising of entrance hallway, kitchen/diner, inner lobby, utility room, dining room, extensive lounge, UPVC conservatory, four bedrooms, master being ensuite, family bathroom, tandem garage, ideal work from home, mature rear gardens.







To the front there is extensive lantern lighting, leading to a UPVC double glazed door with matching obscured UPVC double glazed lead panels to both side elevations leading into the:

ENTRANCE HALLWAY

7' 4" x 14' 0" (2.26m x 4.28m) With textured and decorative coving, centre light point with decorative ceiling rose, central heating controls, stairs leading off to the first floor galleried landing, BT point, radiator with cover, solid oak flooring.

LOUNGE

12' 1" x 26' 10" (3.70m x 8.20m) With leaded UPVC double bay window to the front and rear elevations, textured and coved ceiling with decorative coving, 2 x











centre ceiling rose, 2 x centre light points, 2 x double radiators with radiator covers, TV point, telephone point, oak flooring. Feature wooden fire surround with marble insert and marble hearth with fitted coal effect gas fire. Door off leading to:

KITCHEN/DINER

10' 6" x 15' 10" (3.22m x 4.83m) With leaded UPVC double glazed window to the front and side elevations, textured and coved ceiling with 2 x centre spotlight fitments, 2 x fitted picture wall lights, radiator with cover, tiled flooring, part tiled walls, fitted with a wide range of base, eye level and tall boy units with further drawer units with preparation surfaces over tiled splash backs with integrated eye level fridge, integrated Zanussi dishwasher, free standing gas Beko cooker with built in canopy extractor hood over, central heating controls, door off leading into:

OUTER LOBBY

2' 8" x 5' 9" (0.83m x 1.76m) With textured and coved ceiling with centre light point, fitted coat rail, coordinating tiled flooring from the kitchen/diner, obscure UPVC leaded double glazed door to the side elevation, door off inner lobby to:-

UTILILTY ROOM / CLOAK ROOM

5' 4" x 5' 8" (1.65m x 1.74m) With obscure leaded UPVC double glazed window to the side elevation, textured and coved ceiling with centre spotlight fitment, coordinating tiled flooring, fitted with a two piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, plumbing and space for washing machine, fitted wall cabinets, single radiator.

DINING ROOM

12' 3" x 10' 11" (3.75m x 3.34m) With textured and decorative coved ceiling with central ceiling rose and centre light point, solid oak flooring, radiator with cover, via sliding patio doors with matching full length glazed panel to the side elevation leading into:

CONSERVATORY

11' 10" x 14' 6" (3.62m x 4.43m) Vaulted roof with centre light point, quarry tiled flooring, double radiator, of UPVC construction with UPVC double glazed windows to both sides and rear elevation, UPVC double glazed door to the side elevation, UPVC double glazed door to rear elevation.

FIRST FLOOR GALLERIED LANDING

7' 4" x 16' 5" (2.25m x 5.01m) UPVC leaded double glazed window to the front elevation, textured and coved ceiling with centre fan light, loft access, smoke alarm, fitted storage cupboard off with double doors housing hot water cylinder, slatted shelving, over-storage, double radiator with cover.









MASTER BEDROOM
10' 7" x 18' 8" (3.25m x 5.70m) With leaded UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, television point, double radiator, fitted six door mirrored wardrobe with hanging rail and shelving (depth of 0.7m). Sliding door off into:

MASTER ENSUITE
6' 9" x 10' 7" (2.07m x 3.25m) With obscure leaded UPVC double glazed window to the rear elevation, textured and coved ceiling with centre spotlight fitment, extractor fan, oak effect laminated flooring, full length heated towel rail, 2 x single radiators, fitted with four piece suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and shelving, full length glass mirror over, 2 x wall lights, walk-in shower enclosure with fitted thermostatic shower over, fully tiled, bath with part tiling, telephone shower mixer tap.

BEDROOM 2
11' 11" x 9' 6" (3.65m x 2.92m) With leaded UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, single radiator, 2 x single mirrored wardrobes, 2 x bedside cabinets, built in shelving, over-bed storage units, dressing table with 3 drawers.

BEDROOM 3
12' 3" x 12' 4" (3.75m x 3.78m) With leaded UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator, fitted double mirrored wardrobe with shelving and hanging rail, built in 3 x drawer chests, built in dressing table with shelving and headboard with overbed lighting.

FAMILY BATHROOM
8' 3" x 7' 5" (2.54m x 2.27m) With obscure leaded UPVC double glazed window to the rear elevation, textured and coved ceiling with centre spotlight, oak effect laminated flooring, radiator, part tiled walls, full tiling to bath area, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, mixer tap, bath with telephone shower mixer tap, Triton power shower over the bath with shower screen.

First floor hallway leading to:

FIRST FLOOR EXTENSION
2' 11" x 12' 4" (0.9m x 3.78m) With textured and coved ceiling with inset downlighting leading into the extensive bedroom, this could easily be converted into two separate bedrooms.









EXTENSIVE BEDROOM

8' 10" x 25' 6" (2.7m x 7.78m) With leaded UPVC double glazed window to the front and rear elevations, double radiator x 2, textured and decorative coved ceiling with 2 x centre light points, dimmer switches.

EXTERIOR

Hedged boundary to the front leading to an extensive block paved driveway providing multiple off road parking for vehicles. To the right hand side there is a hedged border and to the left there is a six foot fence with double gates.

GARAGE

36' 3" x 8' 11" (11.05m x 2.72m) With up and over electric door to the front elevation, strip lighting, textured and coved ceiling, electric consumer unit, obscure leaded UPVC double glazed door to the side elevation leading into rear garden, UPVC double glazed window to the rear elevation, fitted drawer units, work bench area.

Via wrought iron gated pillared access to the side elevation leading into covered car port with block paving, brick built bin storage, outdoor lighting, outdoor tap, leading directly into the rear garden with further extensive outdoor lighting, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders with raised borders, glasshouse, further block paved area, wooden corner summer house, extensive patio area with further lighting.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach. Continue into the town centre at the traffic lights continue straight along High Street and onto the Fleet Road where the property is located on the right hand side.

AMENITIES

Local supermarkets, other shops and the town centre all within easy walking distance. Holbeach has a variety of facilities and further facilities are available at the nearby towns of Spalding, Boston, King's Lynn and the City of Peterborough.









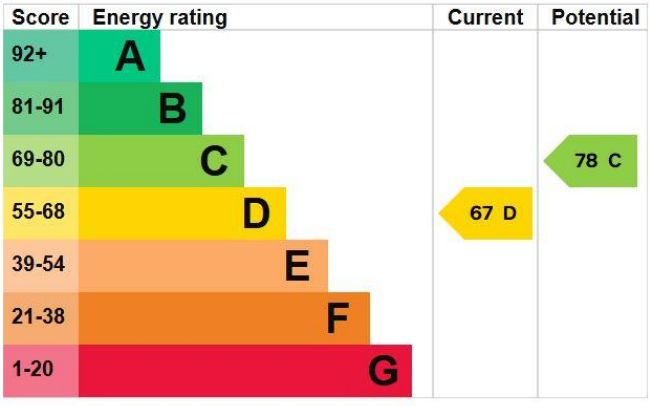
GROUND FLOOR



1ST FLOOR



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.
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TENURE: Freehold

SERVICES: All Mains

COUNCIL TAX BAND: C

LOCAL AUTHORITIES

South Holland District Council: 01775 761161
Anglian Water Services Ltd.: 0800 919155
Lincolnshire County Council: 01522 552222

PARTICULARS CONTENT

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Ref: S17056 (October 2026)

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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