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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



24 Redwood Close, Holbeach, Lincolnshire, PE12 7FL

**£335,000 Freehold**

- Detached 3 Double Bedroom House
- Generous Garden to the Rear
- Close to Town Amenities
- Double Garage
- No Through Road

Immaculately presented 'better than new' detached house in pleasant cul-de-sac location. Generous sized gardens, ample parking, double garage. 3 double bedrooms (one with en-suite), family bathroom, dining kitchen, utility room, study, lounge and cloakroom. Inspection highly recommended.

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ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





## ACCOMMODATION

Stylish composite front entrance door opening into:

### RECEPTION HALL

16' 9" x 4' 3" (5.12m x 1.30m)

2 ceiling lights, radiator, staircase off, central heating thermostat control, attractive panelled doors arranged off to:

### STUDY

7' 10" x 6' 11" (2.40m x 2.13m)

Large, recessed store cupboard, ceiling light, UPVC window to the front elevation, vertical blind as fitted, radiator.





## CLOAKROOM

Two-piece suite comprising low level WC with push button flush, pedestal wash hand basin with mono block mixer tap, ceiling light, extractor fan, radiator.

## SITTING ROOM

12' 8" x 13' 9" (3.88m x 4.20m)

UPVC window to the front elevation with vertical blind as fitted, fitted carpet, ceiling lights, stylish fireplace with remote control leg effect fire, obscure glazed sliding double doors opening into:

## KITCHEN DINER

24' 11" x 10' 5" (7.61m x 3.20m)

Extensive range of quality units comprising base cupboards and drawers beneath the worktops with inset one and a quarter bowl single drainer sink unit with mono block mixer tap, built-in dishwasher, Bosch electric double oven, 5 ring induction hob with cooker hood above, integrated fridge freezer, eye level wall cupboards, recessed ceiling lights, UPVC window to the rear elevation, smoke alarm, radiator, breakfast bar and bi-fold doors opening on to the patio and rear garden.

From the Reception Hall the carpeted return staircase rises to:

## FIRST FLOOR LANDING

Access to loft space, ceiling light, smoke alarm, central heating thermostat control, built-in Airing Cupboard housing the large pressurised cylinder and doors arranged off to:

## MASTER BEDROOM

12' 1" x 13' 11" (3.69m x 4.26m) maximum

Laminate flooring, UPVC window to the rear elevation with vertical blind as fitted, radiator, ceiling light, modern wardrobe unit and door to:

## EN-SUITE SHOWER ROOM

6' 11" x 5' 7" (2.12m x 1.71m)

1700mm shower cabinet with fitted shower and extractor fan, low level WC with concealed cistern and push button flush, hand basin with vanity storage unit beneath, obscure glazed UPVC window with vertical blind as fitted, recessed ceiling lights, vertical radiator/towel rail, extractor fan.

## BEDROOM 2

11' 10" x 10' 7" (3.61m x 3.23m)

Laminate flooring, UPVC window to the front elevation with vertical blind as fitted, radiator, ceiling light, modern double wardrobe unit.



### BEDROOM 3

10' 1" x 12' 10" (3.09m x 3.92m)

Laminate flooring, modern wardrobe unit with mirror doors, ceiling light, radiator, UPVC window to the front elevation with vertical blind as fitted.

### BATHROOM

10' 5" x 6' 9" (3.19m x 2.08m) plus door recess.

1200mm shower cabinet with fitted shower and extractor fan, panelled bath with tiled splashback, end mounted mixer tap and shower attachment, low level WC with concealed cistern and push button flush, moulded hand basin with vanity storage unit beneath, vertical radiator/towel rail, laminate flooring, recessed ceiling lights, obscure glazed UPVC window with vertical blind as fitted.

### GENERAL INFORMATION

The property was built in 2022 by renowned builders, D Brown, occupies a generous sized plot and includes a number of extras including high quality floor coverings, high spec kitchen and modern fitted blinds. The gardens have been landscaped and enjoy good privacy backing on to bungalows.

### EXTERIOR

Extensive open plan lawned frontage, block paved driveway with multiple parking and access to:

### ATTACHED DOUBLE GARAGE

18' 10" x 17' 0" (5.75m x 5.20m)

Concrete floor, electric roller door, loft storage, 2 fluorescent strip lights, power points, wall mounted Ideal Logic gas fired central heating boiler.

In the corner of the garage is a:

### UTILITY/LAUNDRY AREA

Side by side space for washing machine and tumble dryer (with relevant plumbing) beneath a worktop.





Gated access leading round to the rear of the property where there is:

### **ESTABLISHED REAR GARDEN**

Larger than average high-quality patio, extensive lawns and stocked borders with an array of flowers, bushes and shrubs, cold water tap, outside lights, external power sockets and water butts.

### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 Holbeach Road passing Weston, Moulton and Whaplode and then taking a right hand turning into Wignalls Gate. Proceed along this road for around 300 yards and turn right into Runswick Fields (Forest Way), then take the second right hand turning into Redwood Close and the property is indicated by the Agents For Sale sign.









Ground Floor



First Floor

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND:**

### 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: S12096 (05 August 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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