



BRADLEY JAMES

ESTATE AGENTS



Plot 13 The Brambles, Holbeach, Spalding, Lincolnshire, PE12 7FR

Asking price £325,000

- OPEN PLAN KITCHEN DINER
- 10 YEAR STRUCTURAL WARRANTY
- UTILITY ROOM
- READY TO MOVE INTO
- FLOORING PACKAGE THROUGHOUT
- FOUR BEDROOMS
- INTEGRATED APPLIANCES
- EN-SUITE TO BEDROOM ONE
- DOUBLE GARAGE AND OFF ROAD PARKING
- ASHWOODS GOLD INTERNAL PACKAGE ON THIS PROPERTY

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CALL BRADLEY JAMES ESTATE AGENTS TO ARRANGE YOUR VIEWING ON THIS READY TO MOVE INTO FOUR BEDROOM DETACHED HOUSE.

Nestled in the charming town of Holbeach, Plot 13, The Ribble, presents an exceptional opportunity to acquire a stunning new build detached house. Spanning an impressive 1,283 square feet, this property is designed to meet the highest standards, having been finished to Ashwoods' gold specification.

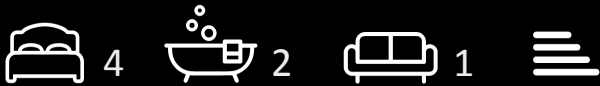
Upon entering, you are welcomed by a spacious entrance hall that leads to a stylish open-plan integrated kitchen diner, perfect for both family meals and entertaining guests. Adjacent to the kitchen, a practical utility room adds convenience to daily living. The double aspect lounge offers a bright and airy space, ideal for relaxation.

The first floor boasts four generously proportioned bedrooms, ensuring ample space for family or guests. The master bedroom features an en-suite bathroom, providing a private retreat, while a modern family bathroom serves the remaining three bedrooms, combining functionality with contemporary design.

Outside, the property is set on a delightful plot with picturesque field views to the rear, enhancing the tranquil atmosphere. The well-maintained exterior includes off-road parking, leading to a double garage, which offers additional storage or workshop space. Side access leads to your private rear garden, a perfect spot for outdoor activities or simply enjoying the fresh air.

This ready-to-move-in home is an ideal choice. Don't miss the chance to make this beautiful property your own.

The location offers excellent road links to the A17, connecting you effortlessly to Norfolk, Lincoln, and Spalding. Holbeach itself is a vibrant community, featuring both primary and secondary schools, as well as a



Council Tax Band: New Build



Lounge

22'7 x 11'4

Kitchen Diner

22'7 x 10'0

Utility Room

6'2 x 5'9

Cloakroom

Bedroom one

13'4 x 11'7

En-Suite

Bedroom Two

13'4 x 10'3

Bedroom Three

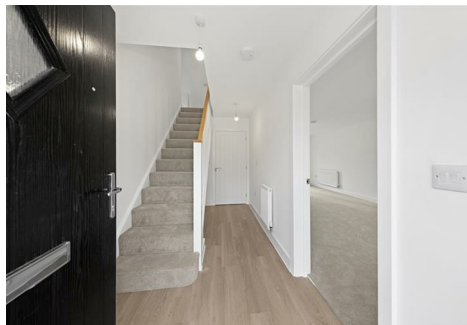
11'7 x 8'8

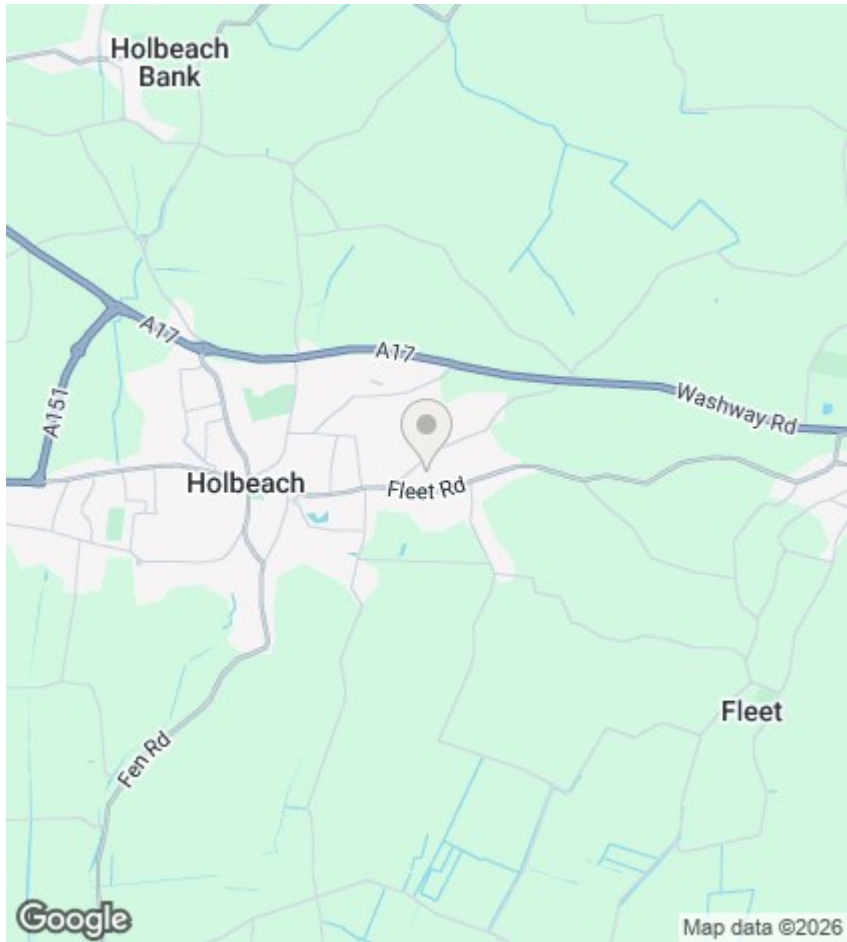
Bedroom Four

8'11 x 8'8

Bathroom







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

