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Sales & Letting Agents



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Company Registration No: 5813080 VAT Reg No: 921 0444 66



Spencer Gardens, Holbeach £244,995

💎 Stylish Cul-de-Sac Living in the Heart of Holbeach – NO CHAIN

Tucked away within a quiet and desirable cul-de-sac, this beautifully presented home is set in the heart of the popular market town of Holbeach, offering convenient access to shops, schools, and transport links.

The interior is both bright and welcoming, featuring a generous lounge, a stylish fitted kitchen with dining area, and well-proportioned bedrooms, all complemented by a contemporary shower room 🚿🛀🚿.

Outside, the property continues to impress with an enclosed rear garden, thoughtfully arranged with a manicured lawn, patio seating area, and mature flower and shrub borders — perfect for relaxing or entertaining 🌿☀️. A gravel driveway and detached single garage provide excellent parking and storage 🚗🔑.

Offered with NO ONWARD CHAIN, this is a superb opportunity for buyers seeking a smooth, straightforward move in a prime Holbeach location.

📞 Call us ANYTIME to arrange your viewing — evenings & weekends available - 01406 424441

Accommodation Comprises:

Storm porch, composite entrance door to:

Entrance Hall

Laminate flooring, telephone point, central heating thermostat, coving to textured ceiling with smoke detector, stairs to first floor landing door to:

Cloakroom

PVCu opaque double glazed window to side, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard, part ceramic tiled walls, close coupled WC, laminate flooring.

Lounge 4.47m (14'8") x 3.34m (10'11")

PVCu double glazed window to front, coal effect gas fire with wooden surround and marble inset and hearth, TV point, two wall lights, coving to textured ceiling.

Kitchen/Dining Room 5.40m (17'9") x 3.29m (10'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, wall mounted gas boiler serving heating system, plumbing for automatic washing machine, fitted fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood, two PVCu double glazed windows to rear, vinyl floor covering and part fitted carpet, telephone point / broadband connection, TV point, coving to textured ceiling, PVCu double glazed entrance door to garden.

First Floor Landing

PVCu double glazed window to side, coving to textured ceiling with smoke detector, access to insulated loft space, airing cupboard housing, hot water cylinder, linen shelving.

Main Bedroom 4.50m (14'9") x 3.00m (9'10")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising double wardrobe(s) with hanging rails and shelving with drawers, radiator, TV point, coving to textured ceiling, door to:

Bedroom 2 3.35m (11') x 2.74m (9')

PVCu double glazed window to rear, two fitted single wardrobes with hanging rail and drawers, radiator, coving to textured ceiling.

Bedroom 3 2.34m (7'8") x 2.32m (7'7")

PVCu double glazed window to front, radiator, coving to textured ceiling, door to:

Shower Room

Fitted with three-piece suite comprising tiled double shower enclosure with fitted mains shower with sliding glass door, vanity handwash basin with drawers and cupboards, WC with hidden cistern, part ceramic tiled walls, heated towel rail, extractor fan, shaver point, PVCu opaque double glazed window to rear, laminate flooring, door to:

Garage 5.35 m (17'7") x 2.82m (9'3")

Detached brick built single garage with power and light connected, eave storage space, up and over door.

Outside

The property features an open-plan frontage with a lawned area bordered by flowers and shrubs. A gravel driveway provides generous off-road parking and leads to the detached single garage. A hand gate provides access to the enclosed rear garden, which offers a patio area at the rear of the garden, a lawn with established flower and shrub borders, the additional patio area off the kitchen is ideal for outdoor dining with outside lighting and water tap.

Council Tax

Band C ~ £1,995.69 from April 2025 to March 2026, South Holland District Council.

EPC ~ TBA

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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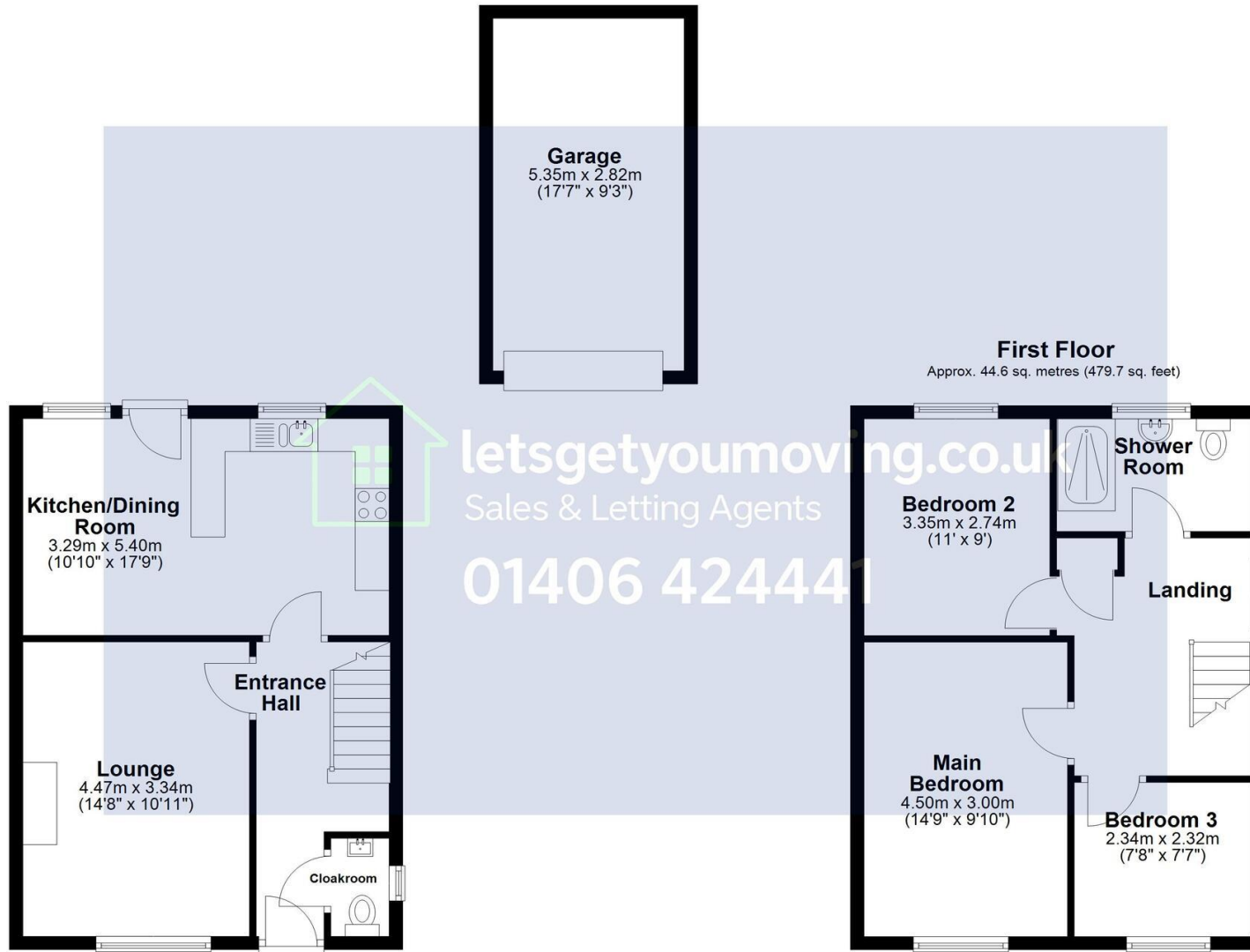
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Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME, evenings & Weekends!

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