



BRADLEY JAMES

ESTATE AGENTS



Rhinestone Cottage Foxes Lowe Road, Holbeach, Spalding, Lincolnshire, PE12 7PA

Asking price £375,000

- Undergone an 8 year renovation
- Three reception rooms
- Lounge and dining room with dual aspect log burner
- Detached garage/workshop
- Hot tub
- Three bedrooms
- Beautiful cosy interior
- New drainage system installed
- Outside office and bar
- Vast amount of off road parking to the front, side and rear plus security gates

# Rhinestone Cottage Foxes Lowe Road, Spalding PE12 7PA

Bradley James welcomes you to Foxes Lowe Road in Holbeach. This charming detached cottage has undergone extensive renovations over the past eight years. The property is both cosy and modern, set on a fantastic plot that enhances its appeal.

As you enter through the welcoming entrance porch, you are greeted by a warm and inviting lounge, complete with a multi-fuel burner, perfect for those chilly winter evenings. This inviting space flows seamlessly into the dining room, which also features a multi-fuel burner, creating a lovely atmosphere for family gatherings. The cottage boasts three reception rooms, including a delightful garden room at the rear, providing a tranquil space to enjoy the views of the garden.

The cottage-style kitchen is complemented by a utility room and a convenient cloakroom. On the ground floor, you will find two spacious double bedrooms and a modern shower room, while the first floor hosts a third bedroom, offering ample accommodation for family or guests.

Outside, the property benefits from off-road parking at the front, side, and rear, leading to a detached garage workshop equipped with power and lighting. The secure bespoke gates provide added peace of mind, while the expansive rear and side gardens feature three store rooms, a study, and a bar, perfect for entertaining. A pergola with a hot tub invites relaxation, complete with outdoor power points and a tap for easy refilling.

Located on the outskirts of Holbeach, this property is just a two-minute drive from local amenities, including supermarkets, pubs, restaurants, and schools. With excellent road links via the A17, connecting you to Norfolk, Lincoln, Spalding, and Peterborough, this cottage is a must-see for those seeking a blend of rural charm and modern convenience.



Council Tax Band: B



## Porch

Wooden front door into the porch, has a sealed wooden leaded double glazed window to the front, tiled floor, half height tongue and grooved walls, radiator and power points.

## Lounge

16'5 x 13'4

Wooden sealed leaded double glazed window to the front, restricted head height, central multi fuel burner, exposed beams, half height tongue and groove walls, radiator, power points and wall lights.

## Kitchen

18'5 x 6'0

Wooden sealed leaded double glazed windows to the front and side, stable door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Smeg electric oven and grill, Smeg four burner gas hob with extractor over, space and plumbing for dishwasher, integrated fridge and integrated freezer, tiled floor, half height tongue and groove walls, tiled splashback, radiator, power points with USB charging points and skimmed ceiling with inset spotlights.

## Utility Room

11'7 x 6'0

Wooden sealed leaded double glazed window to the side, base and eye level units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, tiled floor, half height tongue and groove walls, radiator, power points, loft hatch, skimmed ceiling with inset spotlights, boiler cupboard with wall mounted boiler, stable door leading to the garden room and a door to the cloakroom.

## Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, half height tongue and groove walls, radiator and skylight in the ceiling.

## Dining Room

14'6 x 11'0

Double aspect with sealed leaded double glazed window to the front and side, multi fuel burner, radiator, power points, data point, exposed beams and loft hatch.

## Bedroom 1

15'2 x 10'8

Double aspect with wooden sealed leaded double glazed window to the rear, sliding patio doors to the side going onto the rear garden, radiator, power point some with USB charging, wall lights and exposed beams.

## Bedroom 2

15'0 x 9'5

Sealed leaded double glazed window to the rear, radiator, power points with USB charging and skimmed and coved ceiling.

## Shower Room

Walk in double shower with a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, shower seat and inset shelving, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and work surface over, underfloor heating, half height tongue and groove walls, skylight in the ceiling, skimmed ceiling with inset spotlights, extractor fan and a pebble floor.

## Bedroom 3

15'2 x 11'3

Double aspect with a wooden leaded sealed double glazed window to the front and side, restricted head height, built-in storage cupboards, power points, window seat and loft hatch.

## Garden Room

16'5 x 13'5

Triple aspect with wooden seal double glazed windows to the side and rear, French doors to the rear, tiled floor, power points with USB charging, exposed beams, radiator and data point.

## Outside

The front, side and rear gardens have been upgraded and landscaped by the current vendors. There has been a new drainage and septic tank system installed, the front has been landscaped with membrane underneath the newly laid gravel off-road parking. The gravel off-road parking provides numerous parking spaces and has a lockable bespoke made double gate and pedestrian gate which opens up to both sides. To the right hand side leads to the garden and to the left-hand side is the driveway which leads to the detached garage workshop. To the rear there used to be a row of kennels, this has been changed into a bar, a study and three separate storage units. The rear and side garden is enclosed by panel fencing. it's laid to lawn with raised flower beds, variety of trees and shrubs, a patio seating area of the bar, enclosed pergola with block paved base and a hot tub which is included in the sale, outside tap and power point near the hot tub, another patio seating area coming off the garden room and a further patio seating area in the side and rear garden.

## Garage Workshop

32'5 x 16'5

Wooden double doors to the front and a wooden pedestrian door to the side, separate fuse box, cold water tap and power and lighting connected.

## First Storage Unit

15'8 x 8'5

Breezeblock wall to the rear, window to the rear, wooden single glazed window to the front, wooden door to the front, power points and lighting.

## Second Storage Unit

15'8 x 7'6

Breezeblock wall to the rear, window to the rear, single glass wooden window to the front, wooden door to the front and power and lighting connected.

## Third Storage Unit

15'8 x 8'0

Breezeblock wall to the rear, window to the rear, single glazed wooden window to the front, wooden door to the front and power and lighting connected.

## Study

10'0 x 7'5

Wooden single glazed window to the front, wooden door to the front, internal sliding barn style door into the bar, door leading into the toilet, office has worktop with power points, exposed beams and underfloor heating, network CAT 5 which goes into the cottage. Cloakroom off the study has a single glazed window to the rear, WC with push button flush, pedestal wash hand basin with taps over and underfloor heating.

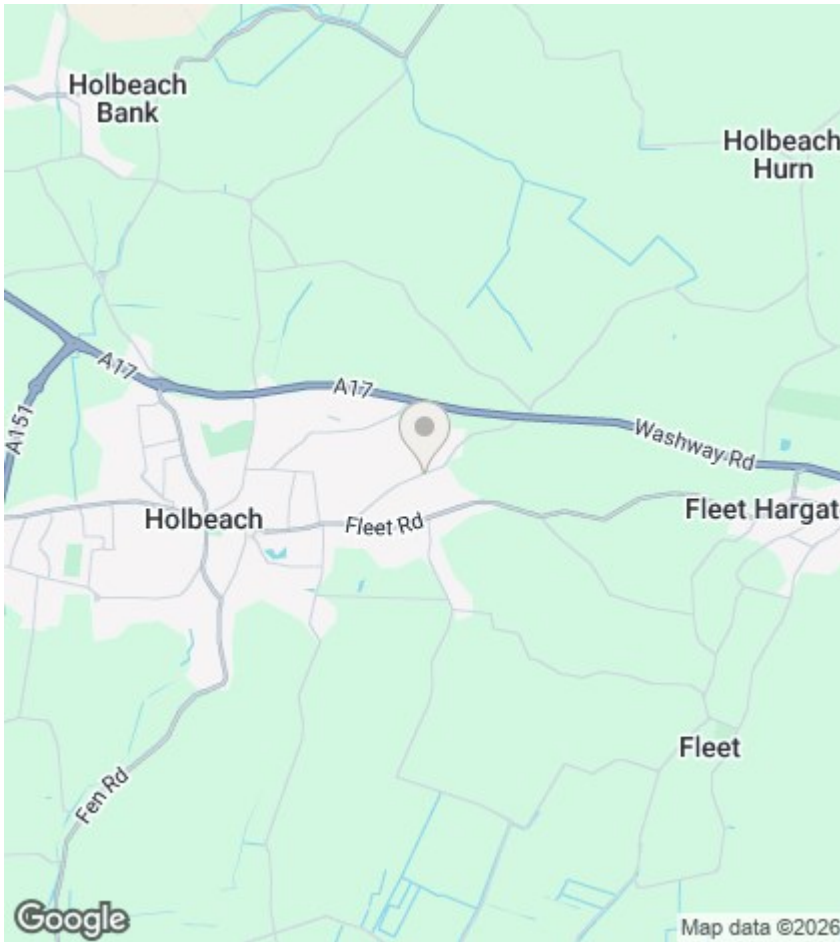
## Bar

15'6 x 13'7

UPVC double glazed windows and French doors to the rear garden, bar, sink with mixer taps, power points, insulated walls and cladded walls.








## Viewings

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

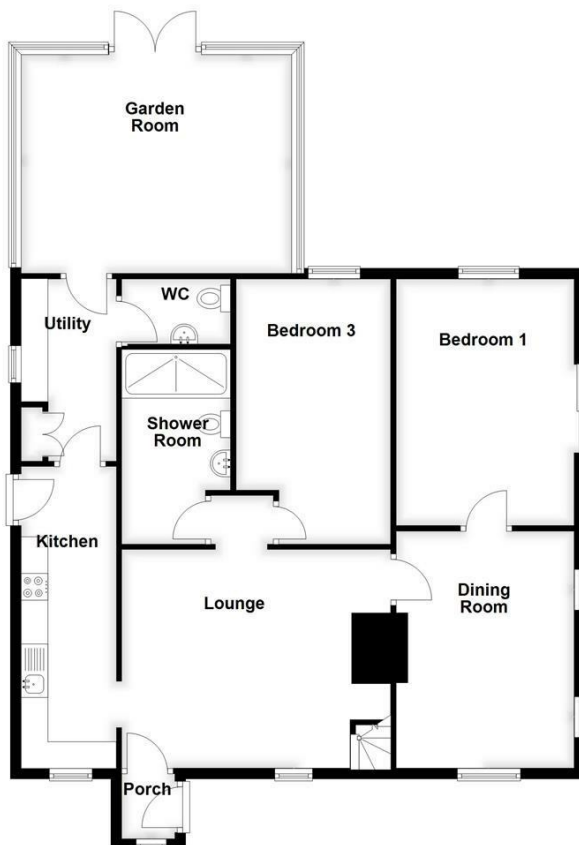
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### Ground Floor

Approx. 117.1 sq. metres (1260.5 sq. feet)



### First Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



Total area: approx. 134.8 sq. metres (1450.7 sq. feet)