



BRADLEY JAMES

ESTATE AGENTS



The Wirrals, Roman Bank, Holbeach Clough, Holbeach, Lincolnshire, PE12 8DJ

Asking price £365,000

- No chain
- Three reception rooms
- Annex potential
- Games room and family room
- Stunning Lincolnshire countryside views
- Extended individually built four bed house
- Two en-suites
- Integrated kitchen breakfast with utility room off
- Off road parking and an oversized single garage
- Three minute drive to the local village primary school

Countdown 4,3,2,1

Four bedrooms, three reception rooms, two en-suites and one garage, this property has it all.

Nestled in the charming area of Roman Bank, Holbeach Clough, this 2045 sq ft, no chain, individually built extended detached family home offers a perfect blend of space, comfort, and stunning countryside views. Constructed in 1991, this property boasts four well-proportioned bedrooms, including two with en-suite facilities, making it ideal for family living.

As you enter, you are welcomed by a spacious entrance hall that leads to three inviting reception rooms. The study provides a tranquil space, while the double aspect lounge offers delightful views over the picturesque Lincolnshire countryside, creating a serene atmosphere for relaxation. The modern integrated kitchen and breakfast area is both functional and stylish, seamlessly connecting to a utility boot room and cloakroom for added convenience.

The family room and games room present an excellent area for leisure and entertainment, featuring a spiral staircase that leads to the fourth bedroom with its own en-suite, perfect for guests or older children seeking privacy. The remaining three bedrooms are generously sized, with the master bedroom benefiting from an en-suite, while the main bathroom serves the other two bedrooms.

Outside, the property features a shared drive leading to a spacious driveway with parking for up to five vehicles, alongside an oversized single garage. The side access to the rear garden allows for easy enjoyment of the outdoor space, which also offers stunning views of the surrounding countryside. There is a village primary school which is a 3 minute drive away.

Five-minute drive from Holbeach, you will find a wealth of amenities including schools, supermarkets such as Tesco and Aldi, as well as various pubs and restaurants. The property benefits from road links via the A17, connecting you to Norfolk, Lincoln, and Spalding.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the spacious entrance hall which has a UPVC double glazed window to the front, radiator and power points.

Study

11'7 x 6'4

UPVC double glazed window to the front, radiator, power points, wall light and an archway through to the lounge.

Lounge

19'3 x 12'0

Double aspect with a UPVC double glazed window to the front, UPVC double glazed window to the side overlooking the fields, UPVC double glazed French doors to the side overlooking the fields, multi fuel burner, radiator, power points, TV points and wall lights.

Kitchen/Breakfast Room

13'0 x 11'7

Two UPVC double glazed windows to the rear enjoying field views, base and eye level units with quartz work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, electric hob with extractor over, integrated wine cooler, integrated fridge, integrated freezer, integrated dishwasher, tiled floor, power points, TV point and skimmed and coved ceiling with inset spotlights.

Utility Boot Room

8'6 x 7'8

UPVC double glazed window to the rear, composite obscured double glazed door to the rear, eye level units, floor mounted oil boiler, space and point for tumble dryer, space and plumbing for washing machine, power point, radiator, loft hatch and tiled floor.

Downstairs Cloakroom

UPVC obscured double glazed window to the side, WC, pedestal wash hand basin with taps over, fuse box, and tiled floor.

Dining Room

14'3 x 11'7

UPVC double glazed French doors to the rear enjoying open field views, radiator, power point and internal French doors onto the extension.

Guest Bedroom Four

12'1 x 9'4

UPVC double glazed window to the rear and two Velux windows in the ceiling, Mezzanine floor, radiator and power points.

Family/Games Room

22'5 x 18'5 x 11'8 narrowing

Two UPVC double glazed windows to the front, UPVC double glazed window to the rear, radiator, power points, telephone points, TV points, skimmed and coved ceiling and a spiral staircase to the top mezzanine floor.

Ensuite Shower Room

UPVC obscured double glazed window to the side, two Velux windows in the ceiling, separate shower with electric shower, inset shelving, wall mounted heated towel rail, WC with push button flush, pedestal wash hand basin with taps over, tiled floor, extractor fan, skimmed ceiling with inset spotlights and restricted head height.

Landing

UPVC double glazed arch top window to the front, loft hatch, airing cupboard, power point and storage cupboard.

Bedroom One

11'8 x 11'2

Measurements not into the built in wardrobes. UPVC double glazed window to the rear enjoying field views, radiator, power point, wall lights and an archway to a little dressing area with two single built-in wardrobes and door to ensuite shower room.

Ensuite Shower Room

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with tap over, separate shower cubicle which is fully tiled with an electric shower, radiator, tiled floor and inset spotlights.

Bedroom Two

11'7 x 10'5

UPVC double glazed window to the front, radiator and power points.

Bedroom Three

12'0 x 8'5

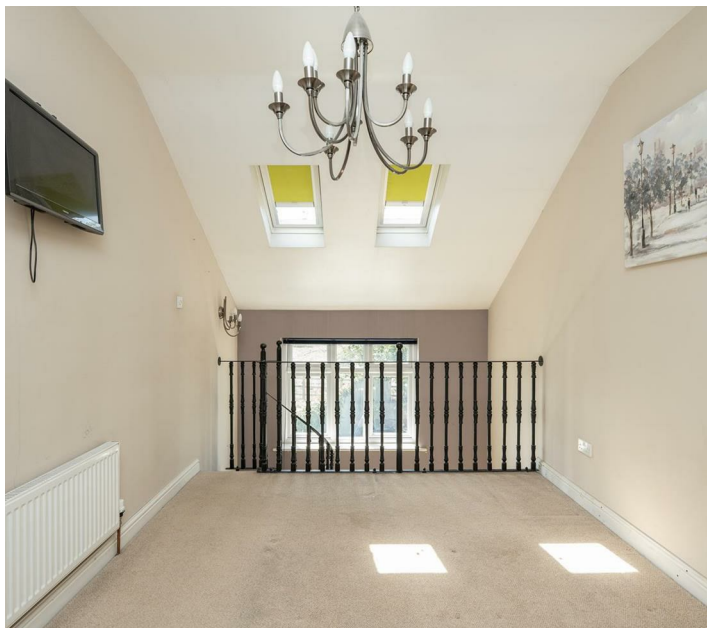
UPVC double glazed window to the rear enjoying open field views, radiator and power point.

Bathroom

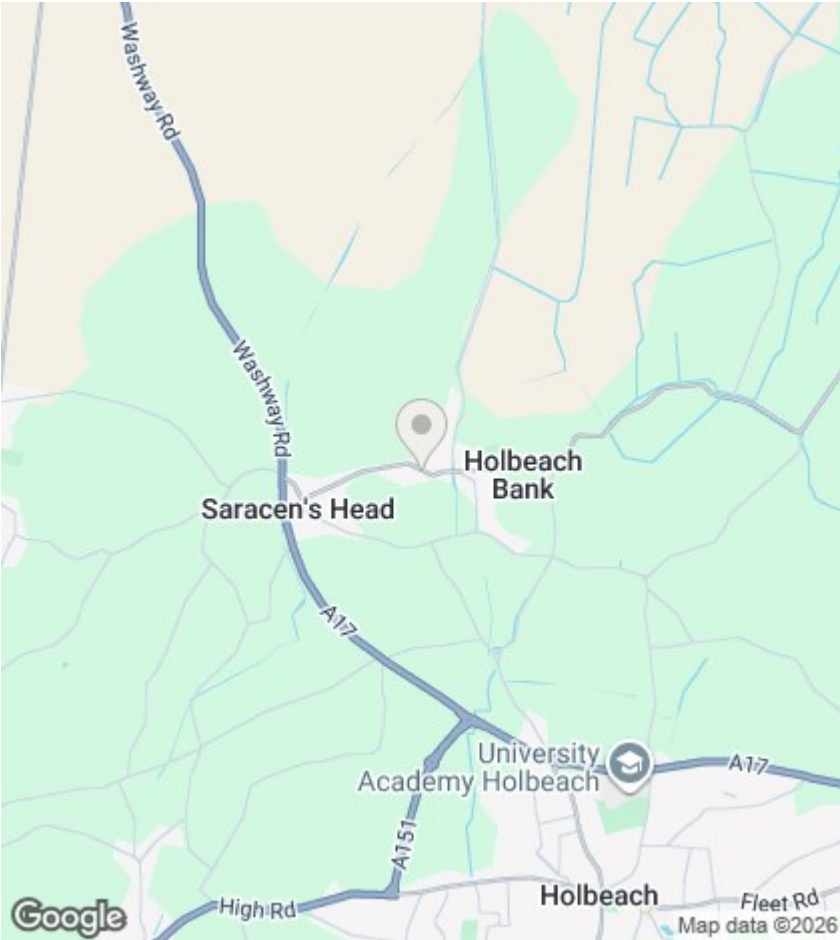
UPVC obscured double glazed window to the rear, corner panel bath with telephone style mixer taps over, pedestal wash hand basin with taps over, WC with push button flush and radiator.

Outside

The property is accessed via a gravel driveway which is shared with one other property. There is a lawn area and storm porch to the front, a single garage with metal up and over door which is wider than average and side gated access to the rear garden, which is enclosed by post and rail fencing, there is a block paved patio seating area and a decking seating area, the rest is laid to soil.







Viewings

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

EPC Rating:

D

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

