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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL
Company Registration No: 5813080 VAT Reg No: 921 0444 66

The Property Ombudsman

Oakwood Glade PE12 7JS £234,995

STYLISH, SPACIOUS & SIMPLY STUNNING – YOUR PERFECT FAMILY HOME AWAITS! 💚

✨ A HOME THAT TRULY HAS IT ALL! Beautifully presented and ready to move straight into, this impressive THREE-BEDROOM DETACHED FAMILY HOME combines contemporary style, generous living space and everyday practicality in one fabulous package! Step inside to discover a bright and welcoming lounge, a stunning kitchen/diner with French doors opening onto the garden, and a convenient ground floor cloakroom. Upstairs, three well-proportioned bedrooms include a superb main bedroom with its own private en-suite, complemented by a stylish family bathroom. Outside is equally impressive, with an attractive frontage, private driveway, garage and a fantastic, fully enclosed east-facing rear garden – complete with a paved patio, perfect for summer barbecues, alfresco dining and making wonderful family memories! A BEAUTIFUL HOME WITH SO MUCH TO OFFER – EARLY VIEWING IS HIGHLY RECOMMENDED! 🔑

⭐ FIVE STANDOUT FEATURES

🏡 IMPRESSIVE THREE-BEDROOM DETACHED FAMILY HOME – Beautifully presented throughout and ready to move straight into!

🍽️ STUNNING CONTEMPORARY KITCHEN/DINER – The heart of the home, with French doors opening directly onto the rear garden!

🛏️ THREE GENEROUS BEDROOMS – Including a fabulous main bedroom with private en-suite, plus a modern family bathroom!

🚙 PRIVATE DRIVEWAY & GARAGE – Valuable off-road parking, attractive frontage and convenient gated side access!

🌳 FANTASTIC ENCLOSED REAR GARDEN – Generously sized, east-facing and featuring a paved patio, ideal for entertaining, relaxing and family fun!

📞 DON'T MISS OUT! Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!

💚 Let our family move yours!

Accommodation Comprises:

Storm Porch

Composite entrance door to:

Entrance Hall 2.63m (8'8") x 2.00m (6'7")

PVCu double glazed window to side, single radiator, stairs to first floor landing with under-stairs storage from lounge, door to:

Lounge 4.63m (15'2") x 3.10m (10'2") max

PVCu double glazed window to front and side, radiator, TV point, central heating thermostat, door to:

Kitchen/Diner 4.13m (13'7") x 3.27m (10'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, radiator, vinyl floor covering, smoke detector, PVCu double glazed French doors to garden, door to:

Cloakroom 1.90m (6'3") x 0.93m (3'1")

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC and extractor fan, tiled splashback, radiator vinyl floor covering.

First Floor Landing 5.78m (19') x 0.90m

PVCu double glazed window to rear, radiator, smoke detector, access to double insulated loft space, storage cupboard, door to:

Main Bedroom 4.29m (14'1") x 4.13m (13'7")

PVCu double glazed window to front, built-in wardrobe with hanging rails, radiator, door to:

En-suite Shower Room 2.04m (6'8") x 1.35m (4'5")

Fitted with three-piece suite with tiled double shower enclosure with fitted mains shower, sliding glass door, pedestal wash hand basin, close coupled WC, extractor fan, PVCu opaque double glazed window to side, radiator, vinyl floor covering.

Bedroom 2 3.43m (11'3") x 3.22m (10'7")

PVCu double glazed window to front, radiator.

Bedroom 3 3.21m (10'6") x 2.50m (8'2")

PVCu double glazed window to rear, radiator.

Family Bathroom 2.96m (9'8") x 1.71m (5'7")

Fitted with three-piece suite comprising of, deep panelled bath, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, PVCu opaque double glazed window to rear, radiator, vinyl floor covering.

Garage 6.03m (19'9") x 3.21m (10'6")

Attached brick built single garage with rear composite door, power and lighting connected, up and over door.

🌳 OUTSIDE – A FANTASTIC GARDEN TO ENJOY!

Step outside and discover a wonderful outdoor space that perfectly complements this beautiful family home! To the front, an attractive lawned garden creates a welcoming first impression, with a private driveway providing valuable off-road parking and access to the garage. Convenient gated side access leads to the GENEROUS, FULLY ENCLOSED EAST-FACING REAR GARDEN, offering a fantastic combination of space, privacy and potential! Predominantly laid to lawn, with a paved patio area ideal for alfresco dining, summer barbecues and entertaining family and friends, this delightful garden enjoys the morning sunshine and provides plenty of room for children to play, pets to roam or simply to sit back and relax. 🌞 Whether you're a keen gardener, love outdoor entertaining or dream of creating your very own garden retreat, THIS FABULOUS OUTDOOR SPACE HAS SO MUCH TO OFFER! 💚

AGENTS NOTE

IMPORTANT INFORMATION – CURRENT SHARED OWNERSHIP ARRANGEMENT

Please note that this property is currently held under a shared ownership arrangement with Heylo. However, the property is being offered for sale on a **100% ownership basis only**, and there is no option for purchasers to continue or enter into a shared ownership arrangement.

The existing shared ownership interest will be dealt with as part of the conveyancing process, allowing the purchaser to acquire the property in full upon completion, subject to the necessary legal requirements being satisfied.

Prospective purchasers should be aware that the additional legal procedures associated with the existing shared ownership arrangement may result in slightly longer conveyancing timescales than a conventional property sale. We recommend that buyers make their appointed conveyancer aware of these circumstances at the earliest opportunity.

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.

Directions

Leave our office on Church Street, Holbeach, and proceed straight ahead through the traffic lights onto Boston Road South. Continue along Boston Road South, taking the fourth turning on the left into Chestnut Avenue. Follow Chestnut Avenue and turn right into Oakwood Glade. Continue along Oakwood Glade where the property can be located on your right-hand side. For satellite navigation, please use postcode PE12 7JS.

Council Tax

Band C ~ £2,071.57 from April 2026 to March 2027, South Holland District Council.

EPC ~ B

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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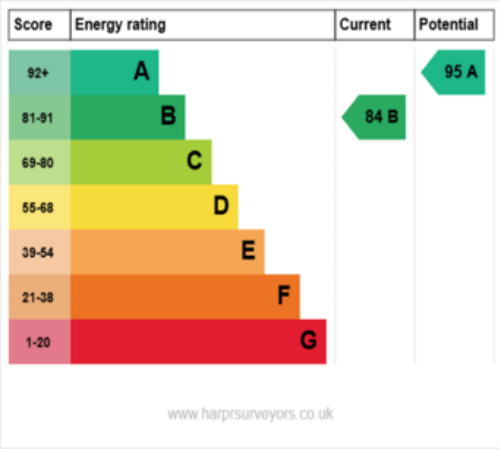
































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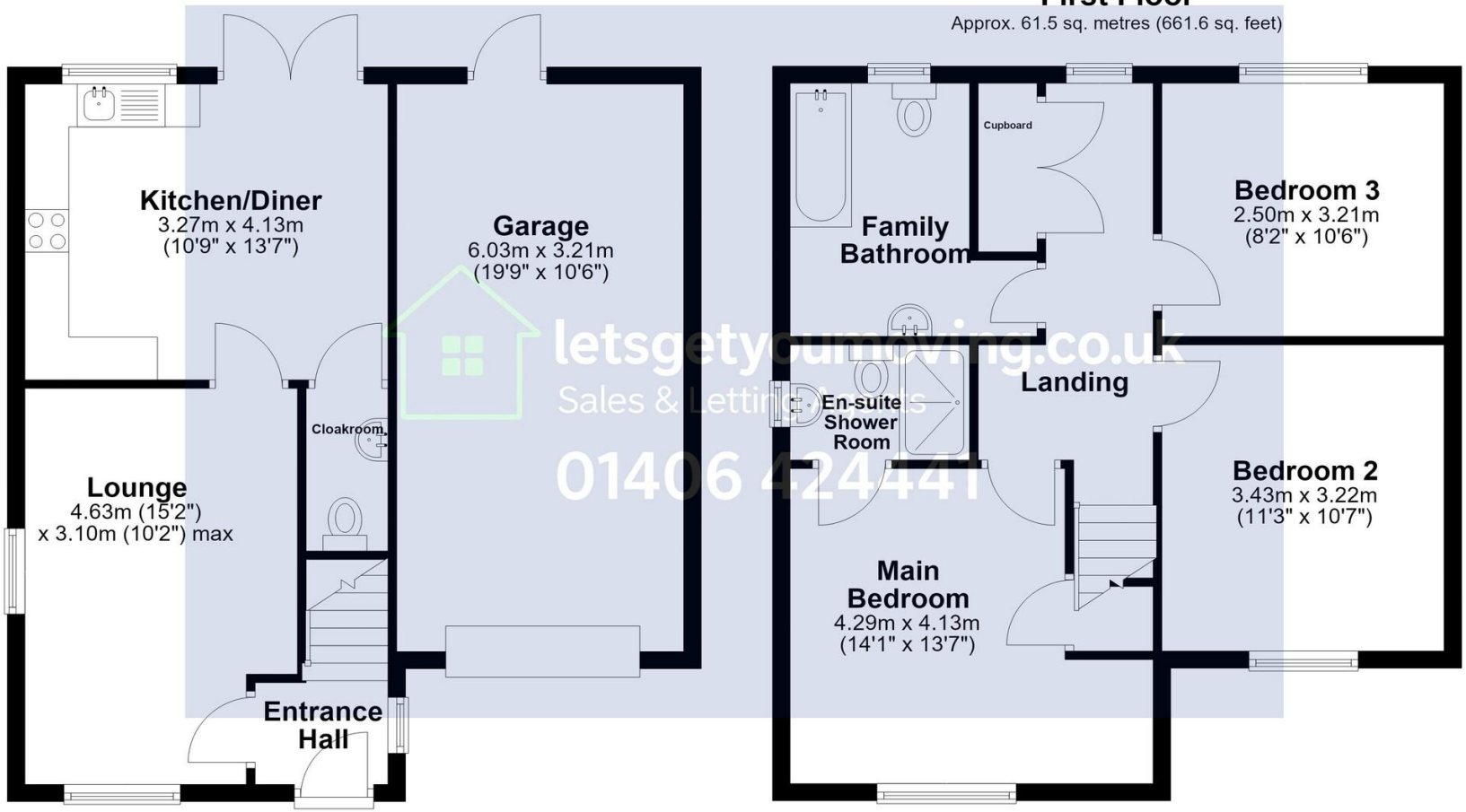
Ground Floor

Approx. 55.7 sq. metres (600.1 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)

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Total area: approx. 117.2 sq. metres (1261.7 sq. feet)

Disclaimer

property doesn't stop at 5pm!

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PROPERTY INFORMATION: All particulars are provided as a general guide and do not form part of any offer or contract. Measurements, descriptions and other information should be independently verified by prospective purchasers. Services, appliances and installations have not been tested unless expressly stated. All viewings are subject to prior appointment and availability.

