





46 LOWE LANE

HOLBEACH, PE12 7GA

£165,000

FREEHOLD

CHAIN FREE | MODERN TWO-BEDROOM SEMI-DETACHED HOUSE | TWO EN-SUITE BATHROOMS | TWO OFF-ROAD PARKING SPACES | ENCLOSED REAR GARDEN | LOWE LANE, HOLBEACH

Sedge Estate Agents are delighted to offer for sale this modern two-bedroom semi-detached house, situated on Lowe Lane in the popular market town of Holbeach. Offered for sale CHAIN FREE, this well-presented contemporary home benefits from two double bedrooms, each with its own en-suite bathroom, two off-road parking spaces and an enclosed rear garden.

The accommodation comprises a welcoming entrance into a comfortable reception room, providing an ideal space for relaxing and entertaining. The property also benefits from a modern fitted kitchen and two generously proportioned bedrooms, both featuring private en-suite bathrooms, offering an excellent level of convenience and privacy.

46 LOWE LANE

• Modern Family Home • SEMI-DETACHED • 2 BEDROOMS • 2 EN-SUITES • KITCHEN • LOUNGE • Perfect for first time buyers / investors • CHAIN FREE





Summary Details

NEW BUILD | MODERN TWO-BEDROOM SEMI-DETACHED HOUSE | TWO EN-SUITE BATHROOMS | OFF-ROAD PARKING | ENCLOSED REAR GARDEN | LOWE LANE, HOLBEACH

Sedge Estate Agents are delighted to offer for sale this modern newly built two-bedroom semi-detached house, situated on Lowe Lane in the popular market town of Holbeach. Offering contemporary accommodation, two en-suite bedrooms and an enclosed rear garden, this attractive new home would make an ideal purchase for first-time buyers, couples, downsizers or property investors.

The accommodation comprises a welcoming entrance hallway, comfortable reception room and modern fitted kitchen, providing practical living space for relaxing, dining and entertaining.

To the first floor are two well-proportioned bedrooms, both benefiting from their own private en-suite bathrooms. This excellent arrangement provides additional convenience and privacy, making the property particularly appealing for couples, sharers or those requiring separate guest accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxing, outdoor dining and entertaining. Off-road parking for one vehicle is also available.

Situated on Lowe Lane, the property is conveniently positioned for Holbeach town centre, with local shops, supermarkets, cafes, schools and everyday amenities all within easy reach.

Combining the benefits of a new build home, modern accommodation, two en-suite bedrooms, private garden and off-road parking, this property offers an excellent opportunity to purchase a contemporary home in a convenient Holbeach location.

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your viewing.

Entrance Hall

Light and welcoming entrance hall, with carpet flooring, stairs straight ahead, and the lounge to your right.

Lounge

The lounge is bright and inviting with ample room for sofa and furniture, having TV, electrical and internet points.

Kitchen/Diner

This modern kitchen/diner features integrated appliances including fridge freezer, slim-line dishwasher, and an induction hob. With window overlooking the rear garden ample storage space and room for a dining table.

WC

Adjacent to the kitchen area, you'll discover a convenient cloakroom.

Landing

Landing, this space provides access to the bedrooms and the loft.

Master Bedroom

Bedroom one is located at the front of the property, and there is enough space to fit a double bed and additional furniture. Handy features include a built-in wardrobe, that provides ample storage space for your clothing and belongings. Additionally, there's an extra cupboard, offering even more convenience for your storage needs.

En-suite Bathroom

Adjoining bedroom one is the ensuite. In here you will find a paneled bath with a shower overhead, a hand basin, and a WC, ensuring you have all the necessities for convenience.

Bedroom 2

Bedroom two offers a unique and appealing perspective. Here, you'll find two windows that not only provide extra natural light but also offer a pleasant view of the rear of the property. There is space for a double bed and additional furniture. And having its very own ensuite is an added benefit.

Ensuite

The ensuite adjoining bedroom two, is fitted with a shower, hand basin and WC.

Garden

The garden of the property is low maintenance, meaning you can spend more time enjoying it and less time on chores. It's perfect for those who want to have a nice outdoor space without the demands of extensive gardening, space for a shed is also a practical feature it allows you to store garden tools, equipment, and other items, keeping your outdoor area organised and clutter-free.

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ADDITIONAL INFORMATION

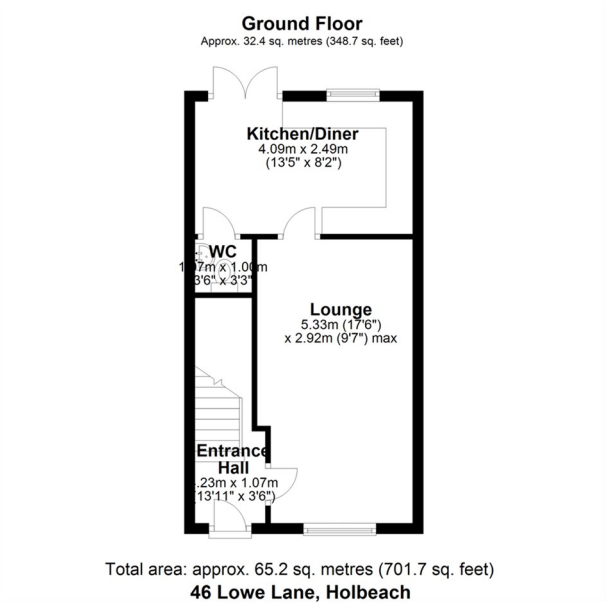
Local Authority – South Holland

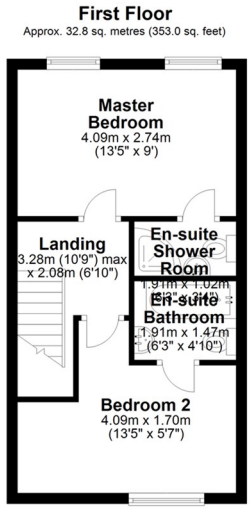
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

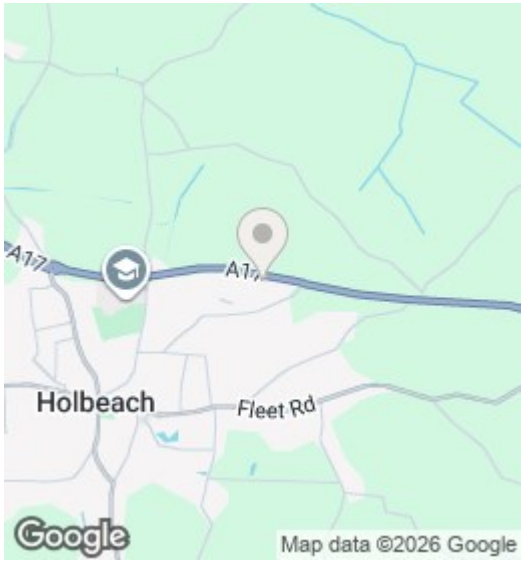
Tenure – Freehold

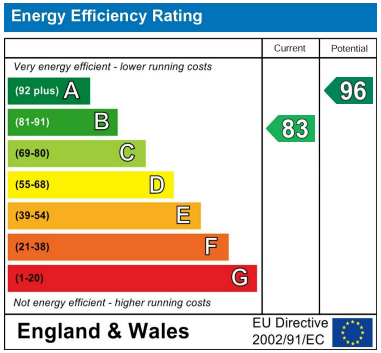




Total area: approx. 65.2 sq. metres (701.7 sq. feet)

46 Lowe Lane, Holbeach





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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