



14 GREENWICH AVENUE SPALDING, PE12 7JF

**£300,000
FREEHOLD**

GUIDE PRICE £300,000 - £325,000

An immaculately presented, detached four-bedroom family home offered with no onward chain, situated in a sought-after location on the outskirts of Holbeach, directly opposite a park. The property provides spacious and well-planned accommodation, including a generous lounge, separate dining room, kitchen with utility, cloakroom, and four well-proportioned bedrooms with an en-suite to the principal bedroom. Externally, the home benefits from off-street parking, a powered double garage, and an enclosed rear garden, all within close proximity to local amenities, schools, and transport links.

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- NO ONWARD CHAIN • Four

Bedrooms • Detached Family Home • En-Suite to Principal Bedroom • Cloakroom • Double Garage • Off-Street Parking • Enclosed Rear Garden • Sought-After Location • Close to Local Amenities



Summary

Description

NO ONWARD CHAIN

Sedge Estate Agents are pleased to present this immaculately presented, detached four-bedroom family home, ideally positioned on the outskirts of the popular market town of Holbeach, directly opposite a park.

The property offers spacious and well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, cloakroom, generous lounge, separate dining room with double doors, a well-appointed kitchen, and a practical utility room.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the front of the property features an open-plan frontage with a lawned garden, slate detailing, and attractive shrub borders. A tarmac driveway provides ample off-street parking and leads to the fully powered double garage. A side gate gives access to the enclosed rear garden, which is mainly laid to lawn with flower and shrub borders, a patio seating area, and external lighting—ideal for outdoor entertaining.

Location

Holbeach is a well-regarded Fenland market town within the South Holland district of Lincolnshire, offering excellent local amenities, schools, and transport links. The town is conveniently located approximately 8 miles from Spalding, 17 miles from Boston, and within easy reach of King's Lynn, Peterborough, and

Lincoln. Road connections are excellent via the A17 and A151.

The town benefits from two primary schools and a secondary school, University Academy Holbeach, as well as the University of Lincoln's Holbeach Technology Park, specialising in food manufacturing technology.

Accommodation

Ground Floor

Entrance Hall

Lounge – 5.08m x 4.17m

Dining Room – 3.73m x 2.67m

Kitchen – 4.72m x 3.05m

Utility Room – 2.31m x 1.88m

Cloakroom – 1.73m x 1.35m

Storage Cupboard

Double Garage – 7.32m x 6.10m

First Floor

Bedroom One – 4.80m x 4.17m

En-Suite Shower Room – 1.75m x 1.55m

Bedroom Two – 2.67m x 2.54m

Bedroom Three – 3.39m x 2.11m

Bedroom Four – 3.23m x 2.74m

Family Bathroom – 2.36m x 1.73m

These particulars are intended to give a fair and

accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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ADDITIONAL INFORMATION

Local Authority – South Holland

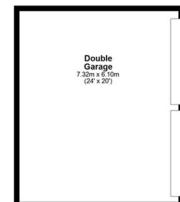
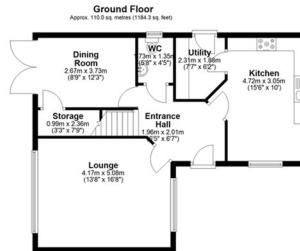
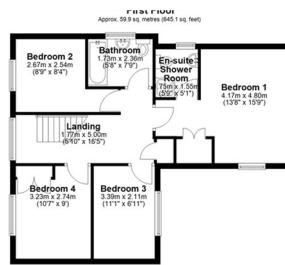
Council Tax – Band D

Viewings – By Appointment Only

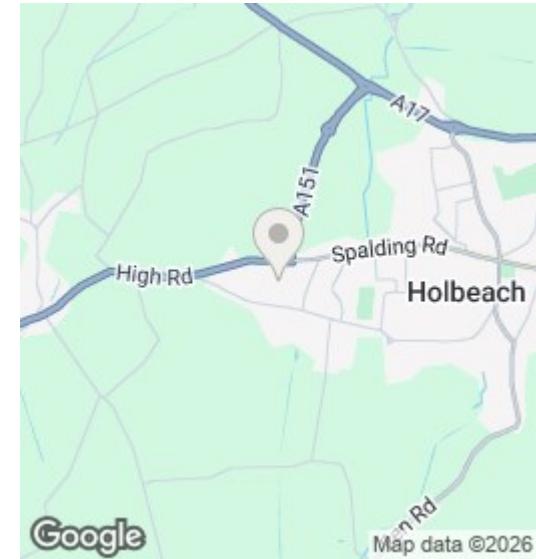
Floor Area – 1829.40 sq ft

Tenure – Freehold





Total area: approx. 170.0 sq. metres (1829.4 sq. feet)
14 Greenwich



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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