



18 LOW LANE SPALDING, PE12 7GA

£260,000
FREEHOLD

Immaculately presented throughout, this spacious three-bedroom detached home is set in a sought-after area of Holbeach. The property features a bright lounge, a modern kitchen/diner with integrated appliances and French doors to the garden, plus a utility room and downstairs WC. Upstairs offers three well-proportioned bedrooms, including a master with en-suite, and a stylish family bathroom. Outside boasts a generous rear garden, off-road parking, and a detached garage. With three years remaining on the builder's warranty, this is a superb home in a great location—ready to move straight into.

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- Immaculately presented throughout • Detached three-bedroom family home • Spacious lounge with plenty of natural light • Modern kitchen/diner with French doors to garden • Integrated appliances included • Utility room and downstairs WC • Master bedroom with en-suite • Stylish family bathroom • Generous rear garden with patio • Off-road parking and detached garage with 3 years warranty remaining (vendor advised)



Description

Full Description

Tenure: Freehold

Location: Holbeach, Lincolnshire

Set in a desirable residential area within the bustling market town of Holbeach, this immaculately presented three-bedroom detached family home offers spacious, modern accommodation throughout – ideal for families or professionals seeking a quality home in a great location. With a remaining 3-year structural warranty, the property is ready to move straight into with confidence and peace of mind.

Ground Floor Accommodation

Entrance Hall – 1.83m x 1.95m (6'0" x 6'5")

A bright and welcoming entrance to the home, finished to a high standard with neutral décor and offering access to the main living spaces.

Lounge – 5.62m x 3.23m (18'6" x 10'8")

An elegant and spacious family lounge, immaculately presented with plenty of natural light from front-facing windows. This room provides ample space for a variety of furniture layouts and is perfect for relaxing or entertaining guests.

Kitchen / Dining Room – 5.60m x 3.23m (18'6" x 10'8")

This beautifully maintained kitchen and dining space is the heart of the home. Featuring modern cabinetry, integrated appliances, and stylish worktops, the kitchen flows effortlessly into the dining area. French doors open directly onto the rear garden, allowing for indoor-outdoor living and creating a bright, airy space.

Utility Room – 1.80m x 1.96m (6'6" x 5'1")

A practical and neatly presented utility area, perfect for laundry appliances and additional

storage. Offers internal access from the kitchen and enhances the day-to-day functionality of the home.

WC – 1.75m x 1.02m (5'7" x 3'5")

A smartly finished ground floor cloakroom with WC and wash basin – ideal for guests and family convenience.

First Floor Accommodation

Landing – 1.71m x 2.87m (5'7" x 9'5")

A spacious landing providing access to all three bedrooms and the family bathroom, finished with the same high standard seen throughout the home.

Bedroom One – 2.22m x 3.44m (9'2" x 11'7")

An immaculately presented master bedroom, with space for a double bed and wardrobes. Finished in calm, neutral tones and benefitting from:

En-suite – 1.96m x 1.77m (6'6" x 7'8")

A stylish and well-maintained en-suite shower room, featuring a modern suite, tiled splashbacks, and a crisp finish.

Bedroom Two – 3.35m x 3.32m (11' x 10'11")

Another good-sized double bedroom, perfect as a guest room or for family members. Exceptionally clean, bright, and well decorated.

Bedroom Three – 2.77m x 2.60m (9'1" x 8'7")

Currently presented as a child's room or ideal for a home office – this third bedroom continues the immaculate theme and offers good proportions for a single bed and furniture.

Family Bathroom – 2.18m x 2.14m (7'3" x 7'1")

A modern and well-designed bathroom with bath, WC, and hand basin – finished to a high standard and in excellent condition.

Exterior

Rear Garden

A generous and well-designed garden, mostly laid to lawn with a paved patio area ideal for entertaining or enjoying summer evenings. Secure and private, it's perfect for children or pets.

Front Garden & Parking

A smartly maintained frontage with off-road parking for multiple vehicles leading to:

Detached Single Garage – 3.17m x 5.55m (10'5" x 18'3")

Providing excellent storage or parking space with up-and-over door access.

Additional Notes:

3 Years Remaining on the original build warranty (as advised by the vendor)

Immaculately presented throughout – truly move-in ready

Sought-after location within walking distance to Holbeach town centre, schools, and local amenities

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ADDITIONAL INFORMATION

Local Authority – South Holland

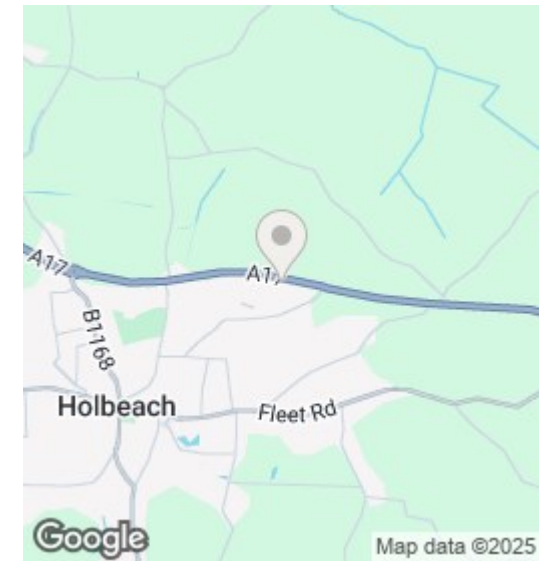
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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