



## 1 THOMAS DE MOULTON WAY SPALDING, PE12 7BW

£199,950  
FREEHOLD

Located in a peaceful residential setting in the heart of Holbeach, this superbly presented detached bungalow offers modern, energy-efficient living within easy walking distance of the town centre and local amenities. The property features an impressive EPC rating of B, benefitting from an air source heat pump and underfloor heating throughout this heating is Zoned to each room ensuring comfort and low running costs. Internally, the accommodation is centred around a bright open-plan kitchen, dining and living space, complemented by two double bedrooms, a stylish shower room and a useful utility area. Outside, the south-facing garden has been designed for low-maintenance enjoyment and enjoys excellent privacy, while off-road parking and additional visitor spaces provide a valuable advantage for a central location. Offered with no onward chain, this home is ideal for downsizers, professionals or anyone seeking an efficient, low-maintenance property in a prime location.



# 1 THOMAS DE MOULTON WAY

- Energy Efficient Zone Heating throughout
- Quiet central Holbeach location
- Walking distance to town centre
- High energy efficiency (EPC B)
- Air source heat pump & underfloor heating
- Open-plan kitchen/living space
- Two double bedrooms
- South-facing, low-maintenance garden
- Off-road parking plus visitor spaces
- No onward chain



## Summary

WALKING DISTANCE TO TOWN CENTRE | NO CHAIN | ENERGY-EFFICIENT BUNGALOW | DEDICATED & VISITOR PARKING

Situated in a quiet residential setting in the very heart of Holbeach, this superbly presented detached bungalow offers modern, energy-efficient living just moments from local shops, amenities and the town centre. The property boasts an impressive EPC rating of B, thanks to its air-source heat pump and underfloor heating throughout this zoned for each room ensuring excellent thermal efficiency, reduced running costs and year-round comfort. Internally, the accommodation is thoughtfully designed around a bright and spacious open-plan living, dining and fitted kitchen area, ideal for both everyday living and entertaining. Large windows and French doors flood the space with natural light and open directly onto the garden, enhancing the sense of space and connection to the outdoors.

There are two generous double bedrooms, a contemporary shower room, and a practical utility room providing additional storage and functionality. Externally, the property continues to impress. The south-facing garden is a real sun trap and has been designed for low-maintenance living, featuring artificial grass and

gravel—perfect for those seeking outdoor space without the upkeep. The garden is fully enclosed, offering privacy and security. A major advantage is the off-road parking, along with additional space for visitors, a rare and valuable feature for a central location. The property is set back from the road, contributing to the peaceful atmosphere.

Offered chain-free, this highly energy-efficient home is ideal for downsizers, retired, first time buyers, professionals, or anyone seeking a modern, low-maintenance property in a central yet tranquil location.

Early viewing is highly recommended.

## Room Summary

Entrance Hall / Utility Room

1.70m (5'7") x 1.46m (4'9")

A practical and welcoming entrance space that also functions as a utility room. Fitted with matching eye-level cupboards and worktop space, providing excellent storage. Plumbing is in place for an automatic washing machine with space for a tumble dryer. Finished with a vinyl floor covering and benefitting from a PVCu double-glazed window to the front, allowing natural light into the space. PVCu double-glazed entrance door.

Open Plan Kitchen / Dining / Lounge

7.20m (23'7") max x 5.70m (18'8") max

A bright and spacious open-plan living area forming the heart of the home. The kitchen is fitted with a modern range of base and eye-level units with worktop space over, incorporating a 1¼ bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include an electric fan-assisted oven and a four-ring halogen hob with extractor hood over.

The lounge and dining areas offer excellent flexibility for furniture layout and entertaining, with PVCu double-glazed windows to the front, side and rear flooding the room with natural light. French doors with matching side panels open directly onto the garden, enhancing indoor-outdoor living. Finished with fitted carpet and part vinyl flooring, and benefitting from underfloor heating, TV and telephone points, central heating thermostat and smoke detector.

Main Bedroom

3.86m (12'8") x 2.80m (9'2")

A well-proportioned double bedroom with a PVCu double-glazed window to the front aspect. Comfortable and energy-efficient, featuring underfloor

heating and a central heating thermostat. Access to the insulated loft space.

#### Bedroom Two

3.86m (12'8") x 2.77m (9'1")

A second generous double bedroom, ideal for guests, a home office or additional living space. PVCu double-glazed window to the side and underfloor heating, continuing the property's efficient and comfortable design.

#### Shower Room

A modern and well-appointed shower room fitted with a three-piece suite comprising a double shower enclosure with fitted shower and glass screen, vanity wash hand basin with base storage and a close-coupled WC. Finished with tiled surrounds, vinyl flooring and underfloor heating. PVCu double-glazed window to the front and extractor fan.

#### Outside

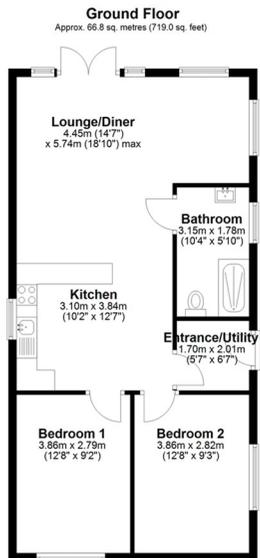
Approached via a single roadway, the property benefits from off-road parking to the side, with additional space available for visitors. The south-facing garden is fully enclosed with wood panel fencing and has been designed for low-maintenance living, featuring artificial grass and gravel. A true sun trap, ideal for relaxing or entertaining. Further benefits include outside power, lighting and an external tap.

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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Total area: approx. 66.8 sq. metres (719.0 sq. feet)  
**1 Thomas**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100*
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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