



15 GRIMWOOD CLOSE

SPALDING, PE12 8PA

£194,950
FREEHOLD

Beautifully Presented 3-Bedroom Semi-Detached Home | Holbeach | Energy Rating: B

Sedge Estate Agents are delighted to bring to market this superbly maintained three-bedroom semi-detached home, ideally located on the outskirts of Holbeach. This stylish and spacious property is perfect for families or professionals seeking a move-in-ready home with modern touches throughout.

From the moment you step inside, you'll appreciate the care and attention given by the current owners. The home offers a well-thought-out layout, with bright and welcoming living spaces, tasteful décor, and practical upgrades including a larger driveway for multiple vehicles and a generous patio area—ideal for summer entertaining.

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- Attractive Semi-Detached Home • Extended Driveway Providing Ample Off-Road Parking • Immaculately Presented Throughout • Modern, Recently Re-Fitted Shower Room • Tasteful, Neutral Décor Throughout • Tucked Away in a Quiet Cul-De-Sac Location • Non-Estate Position Offering Added Privacy • Highly Sought-After Area • Convenient Access to Local Shops, Schools & Amenities • Built in January 2019 – Modern & Energy Efficient



Description

Property Highlights:

Spacious Lounge – A bright and comfortable space with a front-facing window, fitted carpet, radiator, and media points.

Modern Kitchen/Diner – A stylish open-plan area with French doors to the garden, integrated appliances (including oven, gas hob, cooker hood, and dishwasher), space for a tall fridge freezer and washing machine, and ample units with worktops over.

Ground Floor Cloakroom – Convenient WC with wash basin, radiator and extractor fan.

Three Well-Proportioned Bedrooms – All carpeted and fitted with radiators and TV points. The main bedroom features two front-facing windows and plenty of space for wardrobes.

Contemporary Bathroom – Fitted with a three-piece suite including a Mira shower, tiled splashback, heated towel rail and vinyl flooring.

Outside Space:

Front & Side Driveway – Recently extended to offer off-road parking for several vehicles.

Private Rear Garden – Fully enclosed with timber fencing, offering a lawned area, patio, and side access. Outside tap installed.

Key Information:

Tenure: Freehold

Council Tax Band: C

Energy Rating: B (84)

Construction: Traditional brick

Utilities: Mains gas central heating (British Gas), Anglian Water supply & mains drainage

Broadband Availability: Standard, Superfast, and Ultrafast broadband available (Ofcom)

Mobile Coverage (Outdoor): Likely for EE, Three, O2, and Vodafone

Flood Risk: Low

Planning & Building: No known restrictions or safety issues. Road is adopted.

?? Postcode: PE12 8PA

Why Buy This Home?

This is an excellent opportunity to secure a stylish and well-maintained property in a quiet yet convenient location. With no major works required, it's the ideal "turnkey" home for buyers ready to move quickly.

?? Contact Sedge Estate Agents today to arrange your exclusive viewing—we expect strong interest, so early booking is essential!

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ADDITIONAL INFORMATION

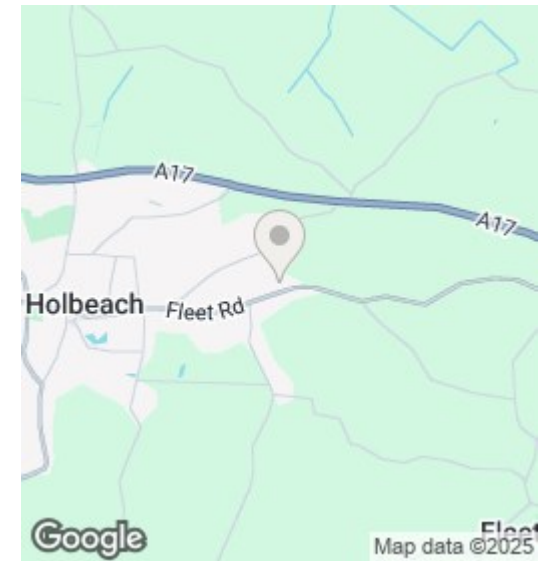
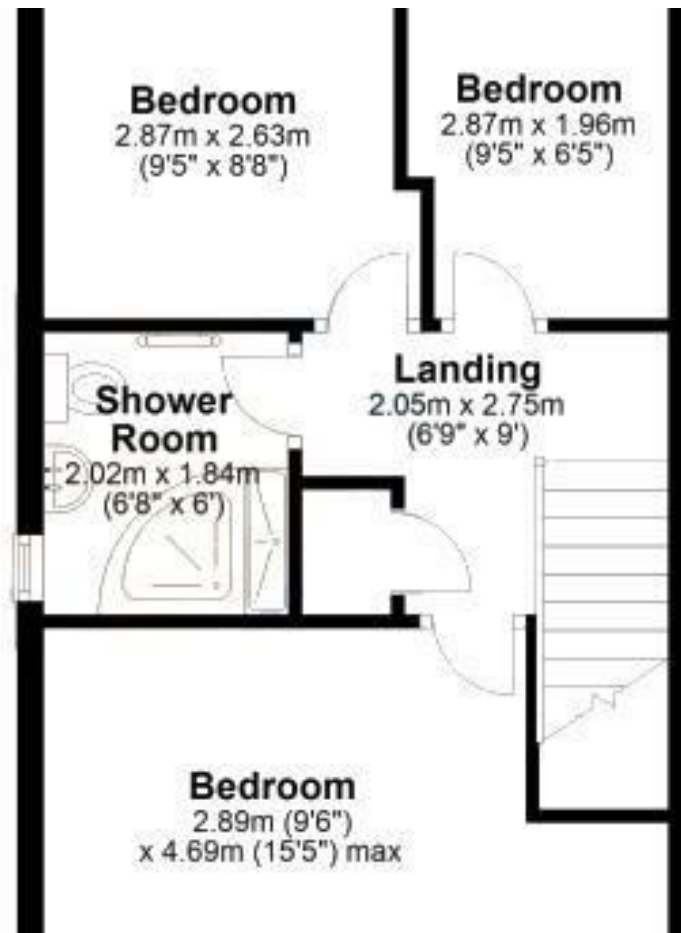
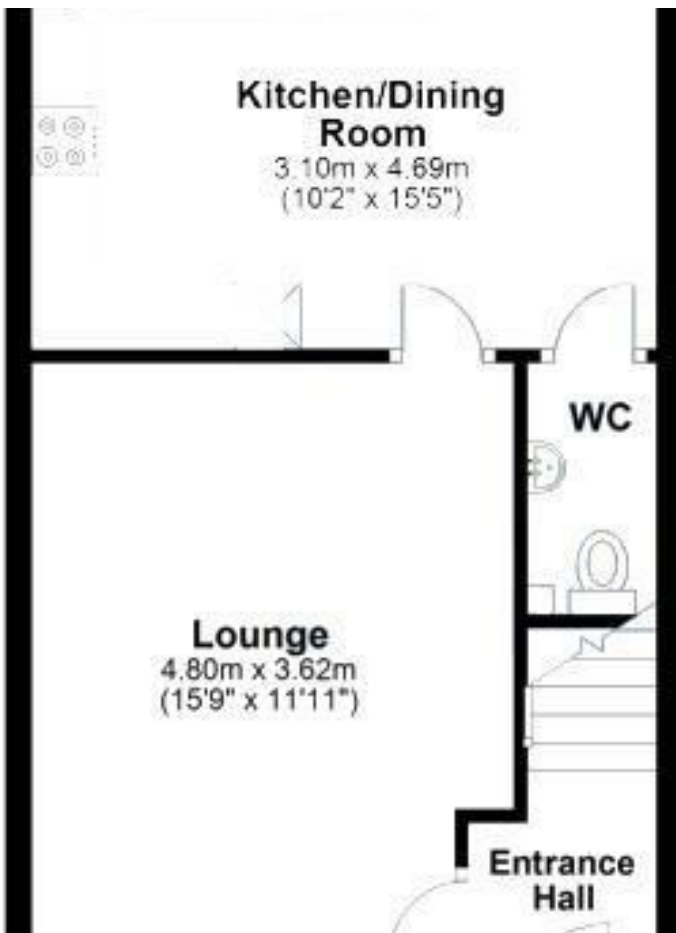
Local Authority – South Holland

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (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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