ARK PROPERTY









18 Spinney Close, Spalding, PE12 7FF

£367,500

- Open plan kitchen diner lounge
- Double garage
- Landscaped rear garden
- En-suite to main bedroom
- Finished to fantastic quality
- Solar panels with battery
- Well presented throughout
- Popular estate location of Holbeach
- Neutral decor
- Must view to be really appreciated

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Modern executive bungalow beautifully presented throughout with double garage, landscaped gardens front and rear and solar panels with battery storage.

What more could you want in a modern executive bungalow?

Set within the sought-after Spinney Close development, built by the highly regarded D. Browns, this stunning home offers exceptional kerb appeal from the moment you arrive – and continues to impress inside.

The property boasts a well thought out layout, featuring an open-plan kitchen, dining, and living space with bi-folding doors that open onto the beautifully landscaped rear garden – perfect for entertaining or relaxing.

There are three generously sized bedrooms, with the main bedroom benefitting from its own stylish en-suite. Every detail has been carefully considered, with a host of upgrades throughout that elevate the home's quality and finish.

From its modern flow to its welcoming atmosphere, this is a property that feels just right from the moment you step inside

Entrance Hall 5'1" x 11'11" (1.55m x 3.65m)



Composite door to front. Carpeted. Airing cupboard housing hot water cylinder.

Kitchen Area

UPVC window to rear. Matching base and eye level units with work surfaces over. Sink inset with drainer and mixer tap. Island unit with Integrated hob with extractor over. Breakfast bar. Built in eye level oven and grill. Integrated fridge/freezer. Space and plumbing for washing machine. Integrated dishwasher.



Open Plan Living Area 17'3" x 26'8" (5.28m x 8.15m)



Bi-folding patio doors overlooking the immaculate landscaped rear garden. UPVC window to front. Custom built cupboard storage with draws. Carpeted in the lounge area and tiled flooring in the kitchen and dining area.



Utility Room 5'7" x 7'9" (1.72m x 2.37m)



UPVC door to side. Base units with work surface over. Sink unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Radiator. Extractor fan.

Bedroom 1 10'2" x 12'4" (3.12m x 3.76m)



UPVC window to front. Radiator. Carpeted. Built in wardrobes.

En-suite 3'8" x 7'9" (1.14m x 2.37m)



UPVC window to side. Shower cubicle with rainfall head and separate shower attachment over. Wash hand basin and toilet set in vanity unit. Partially tiled walls. Extractor fan.

Bedroom 2 10'2" x 9'10" (3.11m x 3.02m)



UPVC window to front. Radiator. Carpeted.

Bedroom 3 10'0" x 10'5" (3.06m x 3.20m)



UPVC window to side. Radiator. Carpeted. Built in wardrobes.

Bathroom 7'5" x 7'9" (2.28m x 2.37m)



UPVC window to side. P shape bath with mixer tap and shower attachment over. Wash hand basin and toilet set in vanity unit. Partially tiled walls. Extractor fan. Wall mounted heated towel rail.

Outside

The front of the property has a block paved driveway with off road parking for several vehicles, leading to the double garage. Gated access to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area with brick edging and gravel borders. Twin waterproof electrical power sockets, water tap and raised beds. Extended patio seating area providing the perfect space for entertaining with outside lighting.



Double Garage 18'6" x 17'1" (5.66m x 5.21m)

Electric vehicular door to front. Power and light connected. EV charging point. Solar panel unit. Solar panels battery. Boiler. Door to side.

Property Postcode

For location purposes the postcode of this property is: PE12 7FF

About Holbeach

Holbeach — A Growing Fenland Market Town in South Lincolnshire

Holbeach is a thriving fenland market town in the South Holland district of Lincolnshire, England, with a long history stretching back to at least the 9th century and a market charter granted in 1252. It grew around agriculture, salt and trade and today remains strongly connected to the land and community life.

Community & Outdoor Spaces

One of the real highlights of Holbeach is Carters Park, which has been a valued green heart of the town since it was donated in 1929 by Herbert Carter. The park offers wide open spaces, sports pitches (including the home ground of Holbeach United Football Club, known locally as The Tigers), children's play areas, outdoor gym equipment and places to walk or relax.
It sits alongside other open spaces and nature areas — including the Fishpond Lane nature reserve and routes for walking and cycling — making Holbeach pleasant for families, dog-walkers

and anyone who enjoys being outside.

Shops, Supermarkets & Development

Holbeach's town centre has a mix of independent shops, cafes and amenities. It's also served by major supermarkets: Tesco is a long-established presence, and the town saw the opening of a new Aldi superstore on Fleet Street in early 2025 — something local traders have said has helped draw more footfall to that side of town since its opening.
Alongside supermarkets, weekly markets are held on Thursdays and Saturdays (with a farmers' market once a month), helping support local produce, crafts and community trade.

Education & Economy

Holbeach has good local schooling with primary schools and University Academy Holbeach for secondary education. There's also a University of Lincoln campus housing the National Centre for Food Manufacturing — an important centre for education and industry in the UK's food sector.
The wider area is still strongly agricultural, and Holbeach is known nationally for bulb growing and food production — the region supplies a large share of the UK's tulips and daffodils.

Location & Links

Though Holbeach no longer has its own train station (services ceased in 1959), it's well connected by road. The A17 and A151 provide good links toward nearby towns like Spalding and Wisbech, and into Norfolk and the East of England more broadly, making it a practical base for work or travel across the Fenland region.
Buses also connect Holbeach with neighbouring towns, and the nearest rail services are found at Spalding (about a 20-minute drive).

Culture & Community Spirit

Holbeach may be modest in size, but it has a strong community feel. There are annual events like the Holbeach Music & Beer Festival, food festivals, carnivals, fayres and seasonal markets, bringing people together and celebrating local culture and produce.

Pubs, cafes, community centres and sports clubs further add to the town's social life, reflecting a vibrant local scene for residents.

History & Character

There's plenty of heritage to explore: All Saints' Church dates back to the 14th century, and the town's layout still echoes its medieval roots. A discovery trail with historical markers and mosaics helps locals and visitors uncover stories from Holbeach's past.

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.
The photos of front lawn have been edited for brochure purposes, but in the process of being done.
All blinds can be left if the right price has been confirmed.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: C
Annual charge: Annual service charge £145

Property construction: Brick built
Electricity supply: Eon
Solar Panels: Yes, 19 panels in total. 4 on back, 15 on main roof. Battery in garage
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B84

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





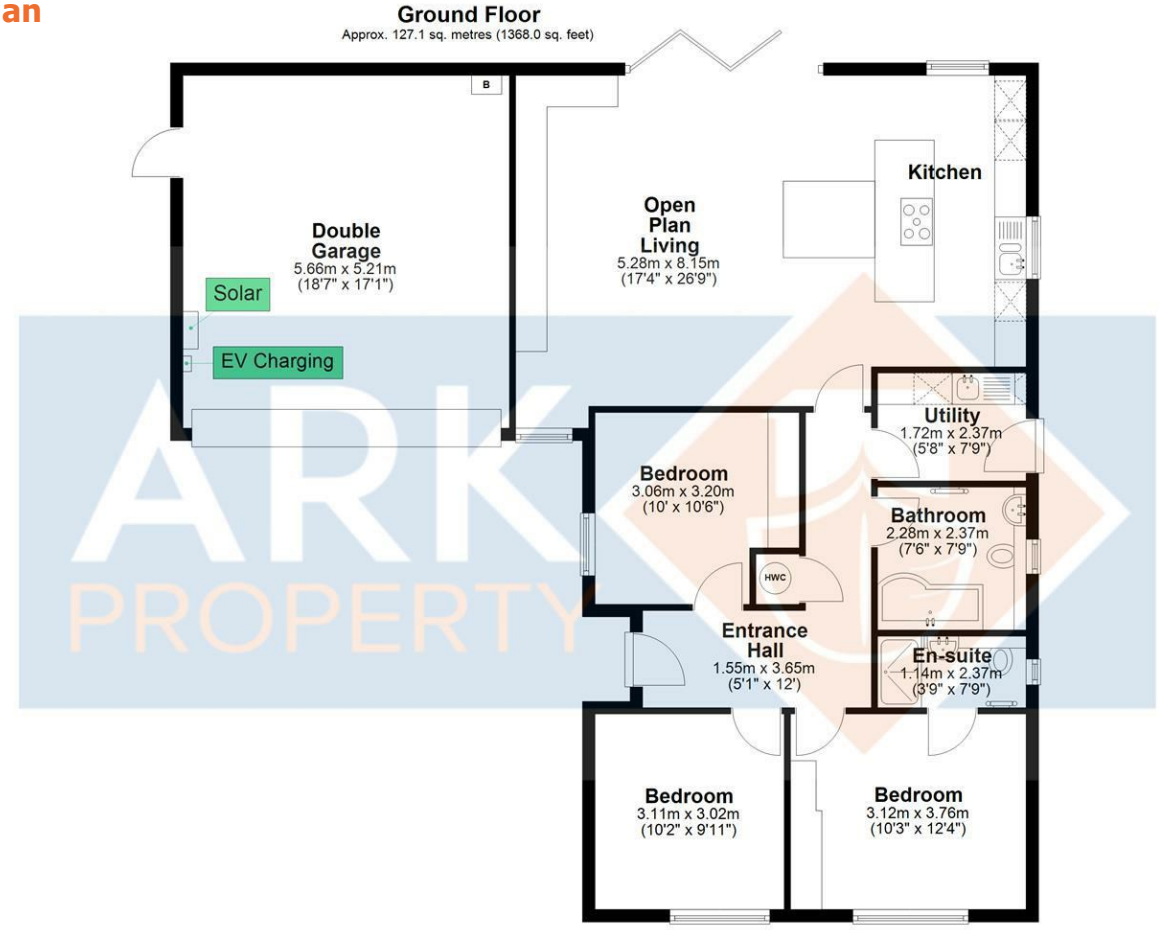








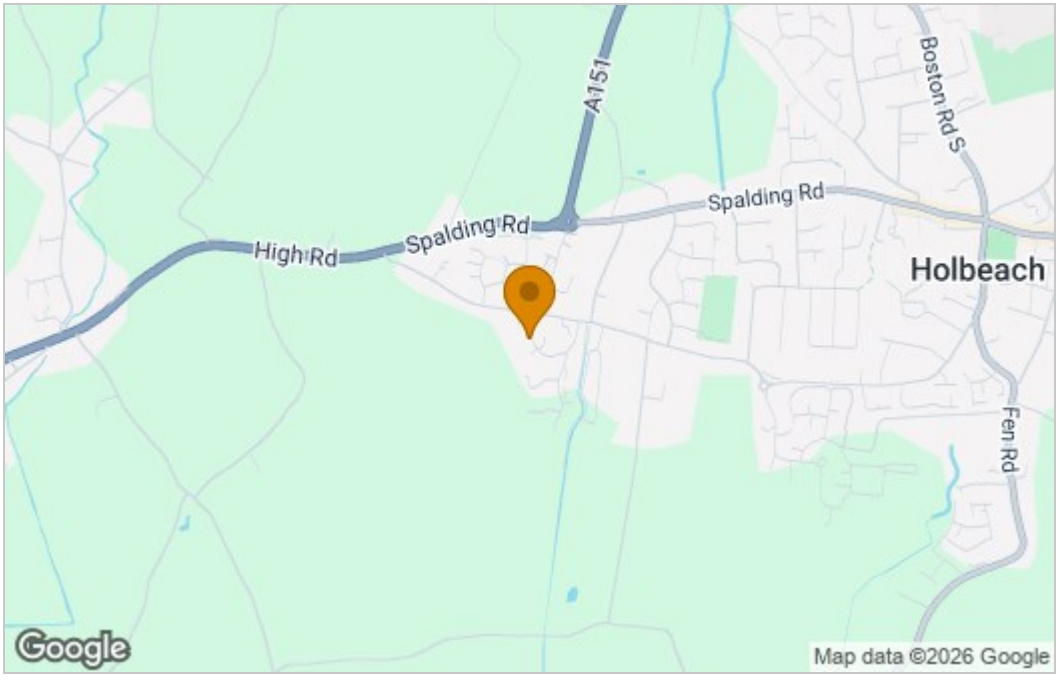
Floor Plan



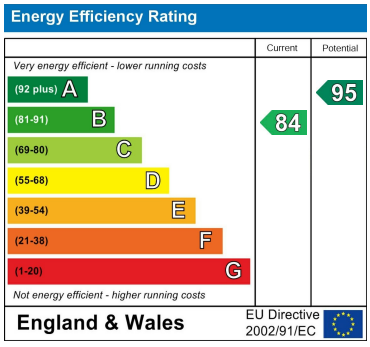
Total area: approx. 127.1 sq. metres (1368.0 sq. feet)

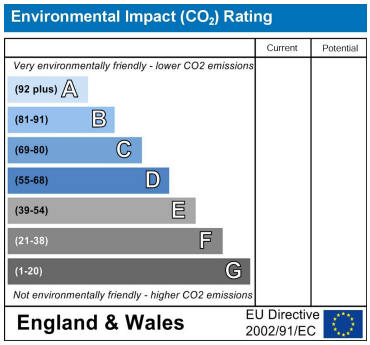
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Area Map



Energy Efficiency Graph





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