ARK PROPERTY

40 Low Lane, Holbeach, PE12 7GA

£230,000

- Priced to sell
- Popular location of Holbeach
- Garage and off road parking
- En-suite bathroom
- Low maintenance rear garden
- Well presented throughout
- Neutral decor
- For new listings enquire Ark today

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Beautifully Presented Three-Bedroom Detached Home in a Popular Holbeach Location

Built by renowned local developer Ashwood Homes, this attractive three-bedroom detached property is situated in a sought-after area of Holbeach. Lovingly maintained by the current owners, the home offers well-proportioned accommodation that flows beautifully throughout and is presented to an exceptional standard, making it ready for its next owners to move straight into.

Outside, the property benefits from a low-maintenance rear garden, ideal for relaxing and entertaining, along with a garage to the side and off-road parking.

Competitively priced and offering excellent value, this superb home is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment.

Entrance Hall 6'0" x 6'5" (1.85m x 1.96m)

Composite door to front. Tiled flooring. Stairs to first floor landing.

Cloakroom

Extractor fan. Wash hand basin with tiled splashback. Close coupled toilet with push button flush. Extractor fan. Radiator. Tiled flooring.

Lounge 18'4" x 10'7" (5.61m x 3.25m)

PVC double glazed windows to side and front. Two radiators. Laminate flooring.

Kitchen/Diner 18'5" x 10'7" (5.62m x 3.23m)

PVC double glazed window to front and side. French doors to rear. Fitted with a matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splashback. Integrated dishwasher. Electric fan assisted oven. Four ring halogen hob with extractor hood over. Radiator. Tiled flooring.

Utility Room 5'10" x 6'5" (1.80m x 1.96m)

Fitted with a base unit with work surface over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring. Under stairs storage cupboard.

First Floor Landing 6'0" x 12'7" (1.85m x 3.84m)

Radiator. Access to loft space. Airing cupboard housing wall mounted gas combination boiler and shelving.

Bedroom 1 9'1" x 11'6" (2.77m x 3.52m)

PVC double glazed window to front and side. Built in double wardrobe with hanging rail and shelving. Radiator.

En-suite 6'5" x 5'9" (1.97m x 1.76m)

PVC double glazed window to front. Wash hand basin. Recessed tiled shower enclosure with fitted mains shower and glass door. Close coupled toilet. Partially tiled walls. Heated towel rail. Extractor fan. Shaver point. Vinyl floor.

Bedroom 2 10'11" x 10'9" (3.35m x 3.30m)

PVC double glazed window to front and side. Radiator.

Bedroom 3 9'0" x 8'5" (2.75m x 2.57m)

PVC double glazed window to side. Radiator.

Bathroom 7'1" x 7'0" (2.16m x 2.14m)

PVC double glazed window to side. Panelled bath with mains shower over. Wash hand basin with mixer tap. Partially tiled walls. Shaver point. Close coupled toilet. Extractor fan. Heated towel rail. Vinyl floor covering.

Outside

The front of the property has a lawn area. Driveway giving off road parking and leading to the garage.
The rear garden is enclosed by timber fencing. Low maintenance gravel area with flower and shrub borders and decking. Outside lighting, outside tap.

Garage 10'4" x 18'2" (3.15m x 5.56m)

Up and over vehicular door to front. Power and light connected. Eaves storage space.

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

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: £252.13 for 2026
Property construction: Brick built
Electricity supply: British Gas
Solar Panels: No
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 Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: Please refer to South Holland District Council Planning Portal for any planning applications.
Planning permission: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B85

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.

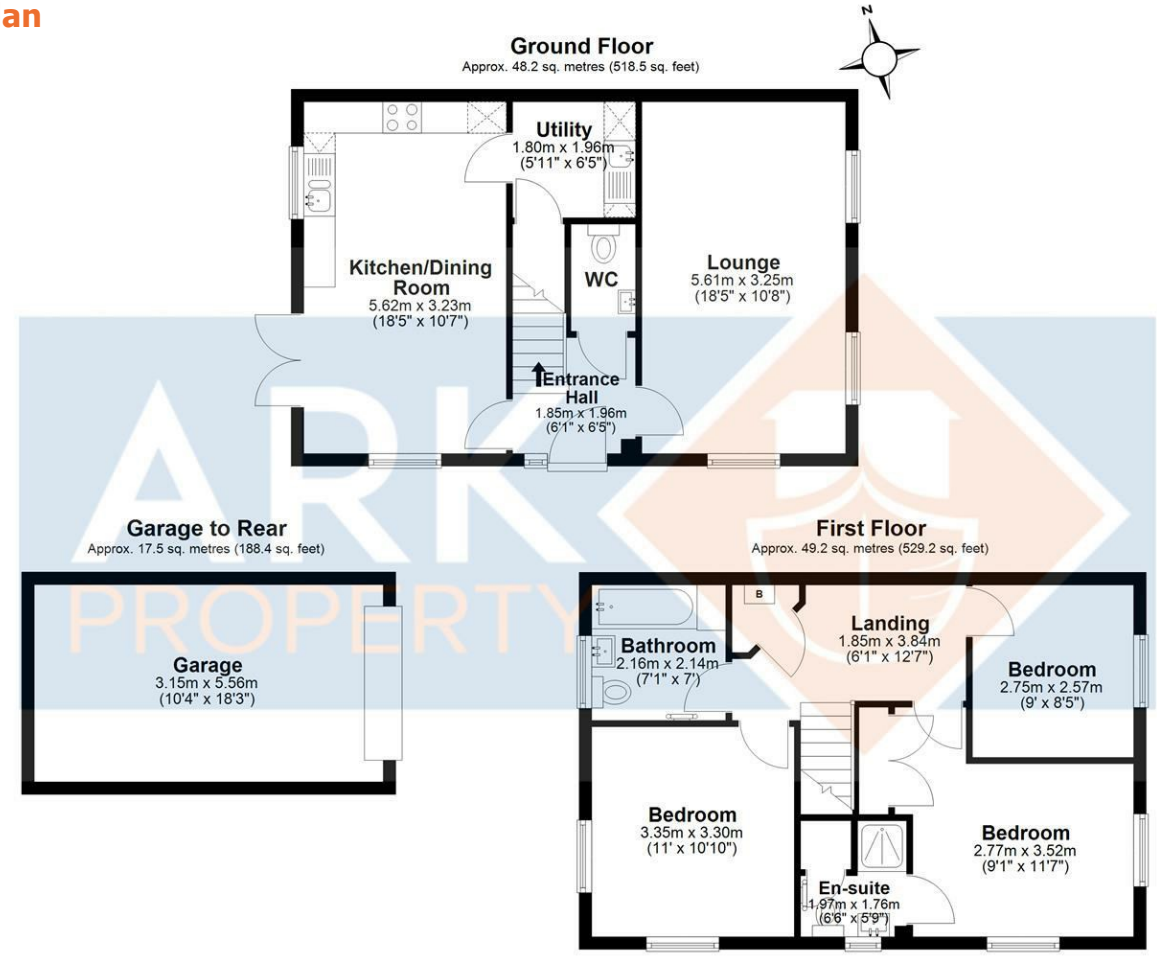
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because 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.

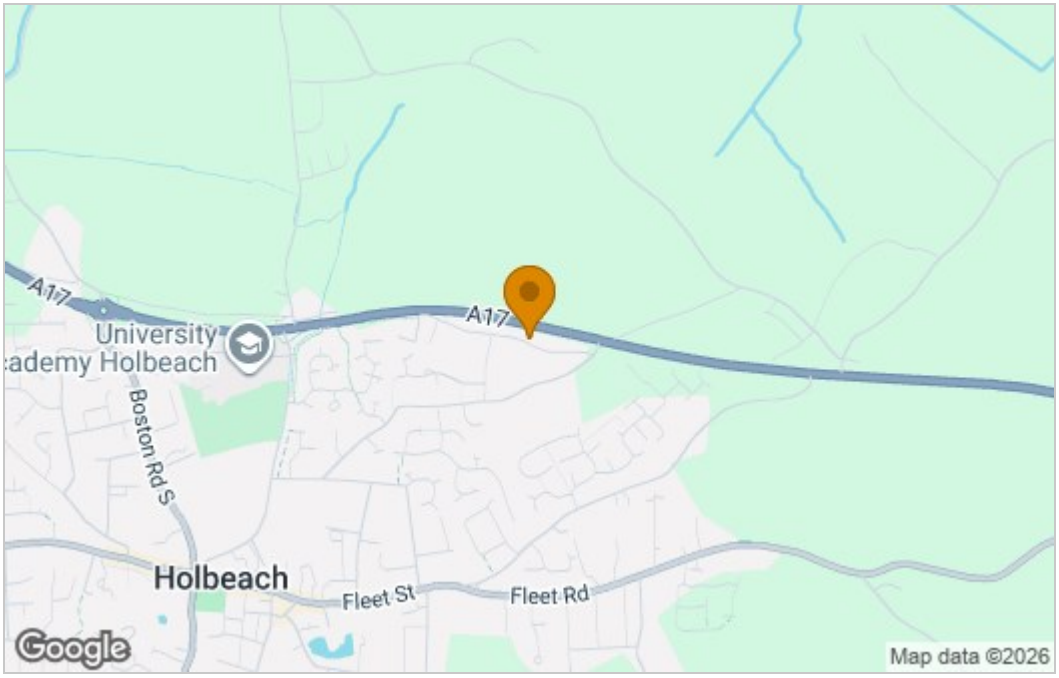
Floor Plan



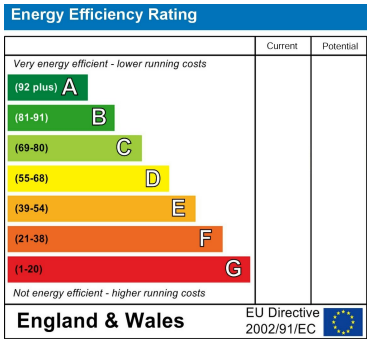
Total area: approx. 114.8 sq. metres (1236.1 sq. feet)

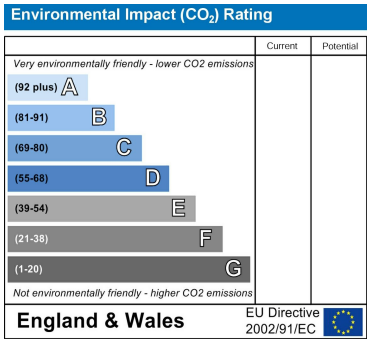
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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