ARK PROPERTY

11 Partridge Road, Holbeach, PE12 8PR

£375,000

- Four-bedroom detached family home in a sought-after Holbeach location
- Spacious kitchen/diner, separate living room and versatile dining room/office
- Two bedrooms benefit from en-suite shower rooms
- Upgraded with window shutters and a useful garden room
- Beautifully landscaped rear garden with porcelain paving and patios
- Double garage and off-road parking, with a fully enclosed rear garden
- Measuring 2183.6 Sq.Ft

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6 New Road, Spalding, Lincolnshire PE11 1DQ

This charming four-bedroom detached family home is ideally situated in a sought-after neighbourhood within the popular market town of Holbeach, offering convenient access to a range of local amenities, schools and everyday facilities.

Offering a fantastic blend of space, comfort and modern living, the property provides well-proportioned accommodation ideally suited to family life. The ground floor comprises a welcoming living room, dining room/office, cloakroom, spacious kitchen/diner and utility room. To the first floor are four bedrooms, with two benefiting from en-suite shower rooms, in addition to a family bathroom.

The property has also benefited from a number of upgrades, including stylish window shutters, a garden room and beautifully landscaped outdoor areas featuring porcelain paving and patios, creating an attractive and versatile space for entertaining and relaxing.

Externally, the property enjoys a well-maintained front garden, providing attractive kerb appeal and access to the double garage, which offers additional off-road parking. The fully enclosed rear garden is predominantly laid to lawn, complemented by the landscaped patio and porcelain-paved areas, making it an ideal space for family life and outdoor entertaining.

Entrance Hall 16'1" x 8'4" (4.91m x 2.55m)

Composite entrance door to front. Stairs to first floor landing. Understairs storage cupboard. Radiator. Wood effect flooring.

Cloakroom 5'9" x 5'0" (1.77m x 1.54m)

PVC window to rear. Toilet. Wash hand basin. Part tiled walls. Radiator. Wood effect flooring.

Lounge 22'5" x 11'7" (6.85m x 3.55m)

PVC window to front and French doors opening to rear garden. Fitted shutters. Radiator. Wood effect flooring.

Office 12'0" x 9'11" (3.68m x 3.04m)

PVC window to front. Fitted shutters. Radiator. Wood effect flooring.

Kitchen/Dining Room 21'8" x 14'8" (6.62m x 4.49m)

PVC windows to side and rear. French doors opening to rear garden. Base and wall units with granite work top over. Inset sink with mixer tap over. Integrated appliances including dishwasher, double oven, fridge freezer and centre island with induction hob and extractor over. Radiator. Wood effect flooring. Spotlighting.

Utility Room 6'4" x 5'4" (1.94m x 1.64m)

Part glazed door to side aspect. Base and wall units with granite work top over. Stainless steel sink with drainer. Space for undercounter appliances including washing machine and tumble dryer. Wood effect flooring.

First Floor Landing

Loft access. Airing cupboard. Radiator. Carpeted.

Bedroom 1 14'0" x 14'9" (4.28m x 4.51m)

PVC window to side and rear. Fitted shutters. Carpeted. Radiator. Half panelled feature wall.

Bedroom 2 10'11" x 11'9" (3.34m x 3.59m)

PVC window to front. Fitted shutters. Radiator. Carpeted.

En-suite 7'5" x 6'2" (2.27m x 1.88m)

PVC window to side. Shower cubicle with shower and separate hand held shower attachment over. Toilet. Wash hand basin. Partially tiled walls. Extractor fan. Heated towel rail.

En-suite

PVC window to front. Shower cubicle with shower and separate hand held shower attachment over. Toilet. Wash hand basin. Partially tiled walls. Extractor fan. Heated towel rail.

Bedroom 3 11'0" x 11'8" (3.37m x 3.58m)

PVC window to rear. Fitted shutters. Radiator. Carpeted.

Bedroom 4 12'0" x 10'2" (3.67m x 3.12m)

PVC window to side. Fitted shutters. Radiator. Carpeted.

Bathroom 6'3" x 8'7" (1.93m x 2.63m)

PVC window to rear. Panelled bath with hand held shower attachment over. Shower cubicle with shower and separate hand held attachment over. Partially tiled walls. Heated towel rail. Toilet. Wash hand basin. Shaver point.

Outside

Front Garden - Landscaped with decorative Cotswold gravel. Access to the double garage which provides vehicular access and off road parking spaces to the front. Gated side access to the rear garden.

Rear Garden - Enclosed by timber fencing. Landscaped with two large porcelain patios edged with brick, surrounded by raised, planted flower beds. Planted Trees line the back fence.

Cabin 18'2" x 7'1" (5.56m x 2.18m)

Insulated and plastered - walls and ceiling, Fully decorated with electric and Wi-Fi. Great outdoor space for relaxed living or office space. French doors and PVC double glazed windows to front. Recessed spot lights. Wood effect flooring. Wall mounted consumer unit.

Double Garage 18'2" x 18'2" (5.54m x 5.56m)

Twin electric garage doors to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 8PR

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: D
Annual charge: Management Charge: £235.00 approx for the year
Property construction: Brick built
Electricity supply: Utility Warehouse
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 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: 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.

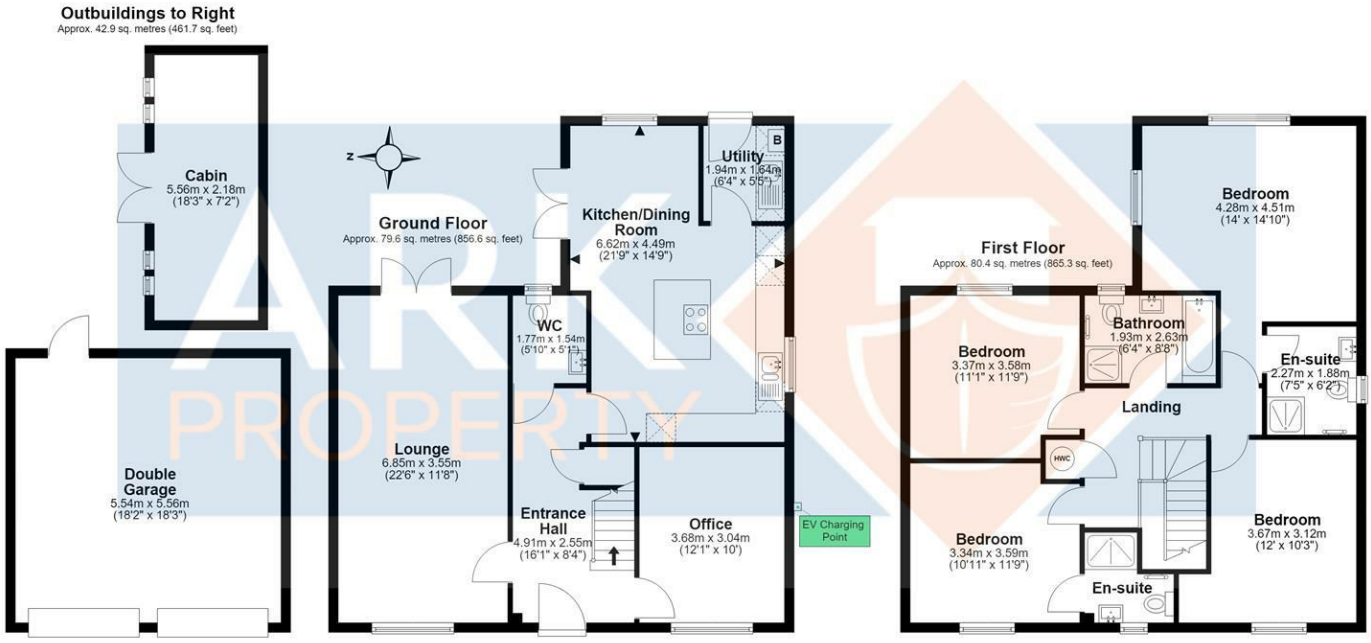
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

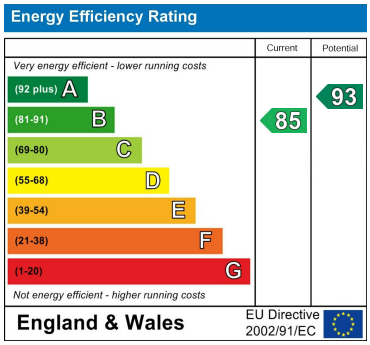


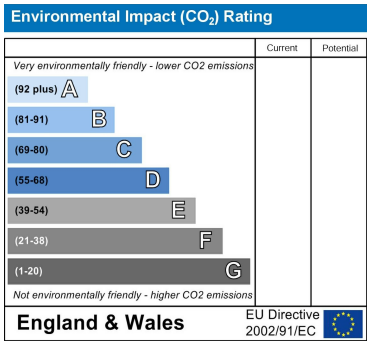
Total area: approx. 202.9 sq. metres (2183.6 sq. feet)

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

Area Map

Energy Efficiency Graph





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