



7 Barnwell Street, Holbeach, PE12 7FS

£335,000

- External home office
- Two reception rooms
- Double garage and ample off road parking
- Open aspect to rear
- Neutral decor throughout
- Recently built by Ashwood Homes
- Kerb appeal
- Must view!

Stunning Modern Family Home with Open Views & Detached Office

This beautifully designed modern home offers everything today's family could need. Boasting a flowing layout and an abundance of natural light, the property features four spacious bedrooms, a double garage, and ample off-road parking.

Set in a desirable location with open aspect views, it also includes a versatile external office, perfect for remote work or creative pursuits.

Located within easy reach of Holbeach town centre, this home blends contemporary living with everyday convenience. An ideal opportunity for growing families looking for space, comfort, and flexibility.

Entrance Hall 9'5" x 7'3" (2.89m x 2.22m)



UPVC door to front. Radiator. Wood effect flooring. Stairs to first floor.

Cloakroom



Toilet. Wash hand basin with splash back. Wall mounted heated towel rail. Wood effect flooring. Extractor fan.

Lounge 19'0" x 11'10" (5.81m x 3.63m)



UPVC window to front. French doors to rear. Radiator. Carpeted.

Dining Room 9'5" x 11'9" (2.89m x 3.60m)



UPVC window to front. Wood effect flooring. Radiator.

Kitchen 9'1" x 17'7" (2.78m x 5.37m)



UPVC window to rear. French doors leading to garden. Matching base and eye level units with work surfaces over. Bosch integrated oven with electric hob and extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Sink unit with drainer and mixer tap. Radiator.

Utility Room 9'2" x 5'3" (2.80m x 1.61m)

UPVC door to rear. Wood effect flooring. Base units with work surfaces over. Sink unit with drainer and mixer tap. Boiler. Plumbing and space for washing machine.

First Floor Landing 9'7" x 6'1" (2.94m x 1.87m)

UPVC window to rear. Carpeted. Loft access.

Bedroom 1 12'2" x 11'11" (3.73m x 3.64m)

UPVC window to front and rear. Radiator. Carpeted.

En-suite 6'7" x 6'8" (2.01m x 2.05m)

UPVC window to rear. Shower cubicle with rainwater head and separate shower attachment over. Wash hand basin with vanity unit and tiled splash back. Toilet. Shaver point. Extractor fan. Tiled effect vinyl flooring. Heated towel rail.

Bedroom 2 9'2" x 11'4" (2.80m x 3.47m)

UPVC window to front. Radiator. Carpeted.

Bedroom 3 9'3" x 9'11" (2.82m x 3.03m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 4 9'2" x 8'5" (2.80m x 2.57m)



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

Bathroom 6'1" x 6'9" (1.86m x 2.07m)



UPVC window to rear. Spot lights. Bath with mixer

tap, glass shower screen and shower unit with rainwater head and separate shower attachment over. Wash hand basin with vanity unit and tiled splash back. Toilet. Shaver point. Extractor fan. Tiled effect vinyl flooring. Heated towel rail. Partially tiled walls.

Outside

Front: Lawn area with paved pathway leading to front door. Block paved driveway leading to garage. Gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Extended patio area. Pedestrian door to garage. Outside tap. Raised planters. Laurel hedging borders.

External Office 8'4" x 17'5" (2.55m x 5.31m)

UPVC door and window to side. Electric heating. Wood effect flooring.

Double Garage 18'2" x 18'3" (5.55m x 5.57m)



Twin up and over single garage doors. Power and light connected. Loft access and personnel door from garden.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: 236.42 Paid to The Brambles Management Company Ltd
Property construction: Brick built
Electricity supply: Mains
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 Likely over Voice and Limited over 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 - very low. Rivers and the sea - very 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

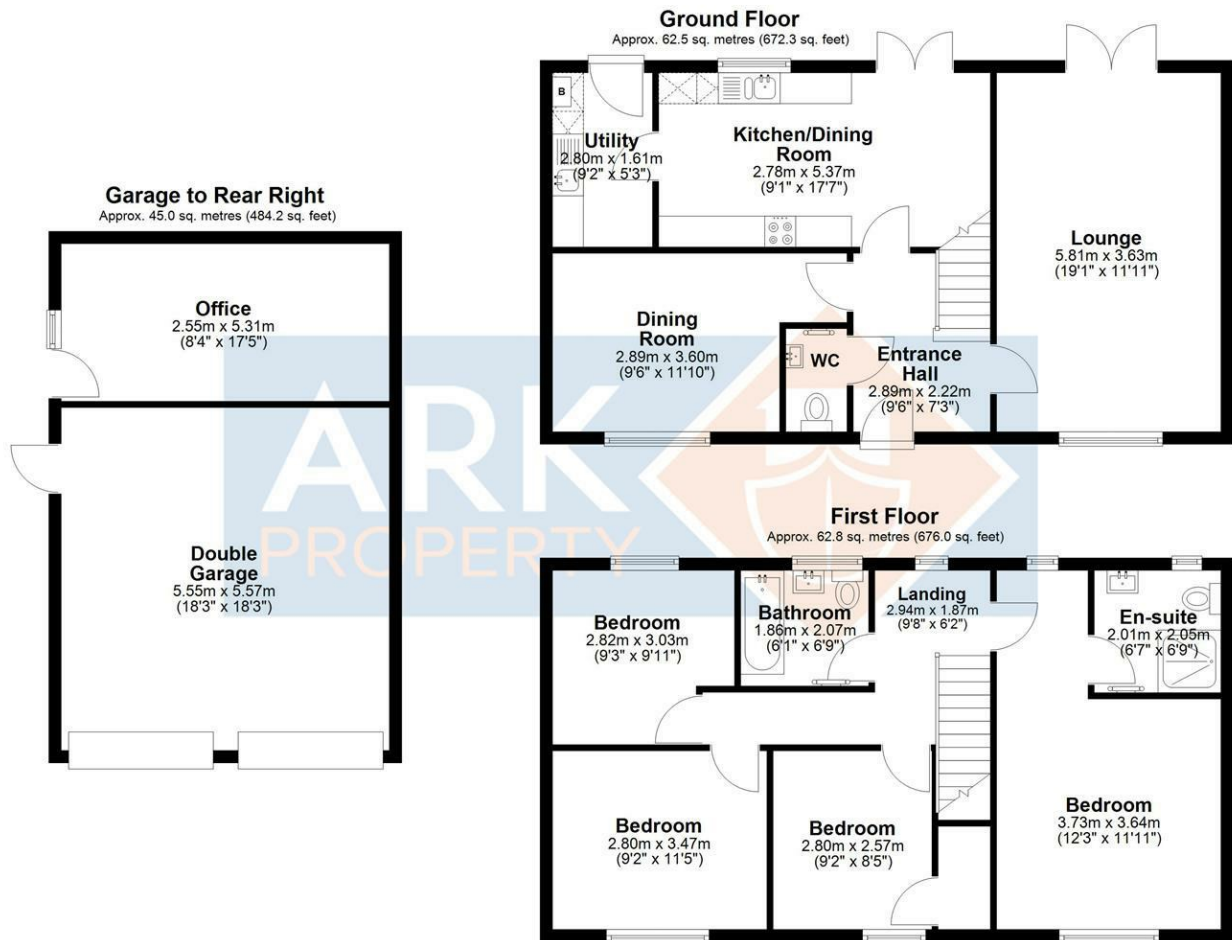
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

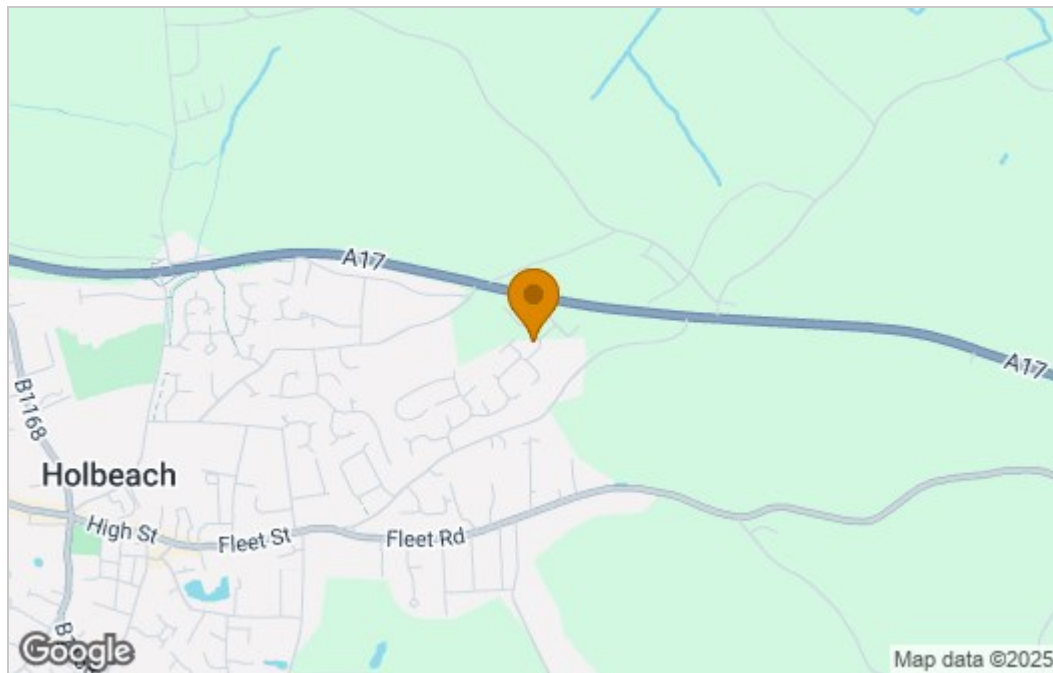
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Floor Plan

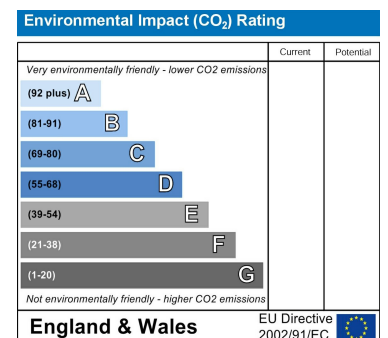
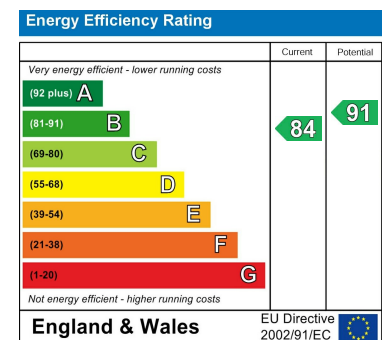


Total area: approx. 170.2 sq. metres (1832.5 sq. feet)

Area Map



Energy Efficiency Graph



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