



LAMB & CO

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Inspired by property, driven by passion.



## MAIN ROAD, GREAT HOLLAND, CO13 0JN PRICE £600,000

Located in the highly sought-after village of Great Holland, this substantial four-bedroom detached home offers spacious and versatile accommodation throughout and is sold with no onward chain. Boasting two reception rooms, including an impressive living area with a feature fireplace with log burner, an en suite to the main bedroom, off-road parking and a double garage.

- Four Bedrooms
- Off-Road Parking & Double Garage
- Two Reception Rooms
- No Onward Chain
- En Suite
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### KITCHEN/BREAKFAST ROOM

17'3 x 10'0 (5.26m x 3.05m)



### PORCH

### DINING ROOM

14'0 x 11'0 (4.27m x 3.35m)



### OFFICE

11'0 x 7'0 (3.35m x 2.13m)



### LOUNGE

19'4 x 15'5 (5.89m x 4.70m)



## WC

6'0 x 3'3 (1.83m x 0.99m)



## EN SUITE

6'4 x 6'4 (1.93m x 1.93m)



## FIRST FLOOR



## BEDROOM TWO

16'0 x 14'0 (4.88m x 4.27m)



## BEDROOM ONE

13'8 x 12'3 (4.17m x 3.73m)



## BEDROOM FOUR

11'8 x 6'1 (3.56m x 1.85m)



## BEDROOM THREE

15'7 x 10'9 (4.75m x 3.28m)



## BATHROOM

8'1 x 6'9 (2.46m x 2.06m)



## OUTSIDE

## OUTSIDE REAR



## Material Information

Council Tax Band: F

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, Vodafone & O2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service Water- Low - Rivers & Sea- Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: East/South

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

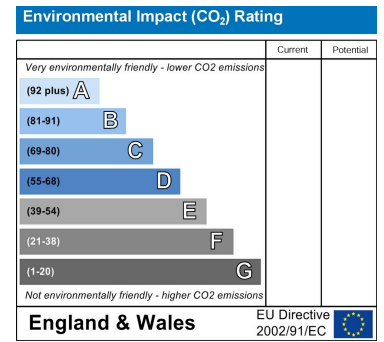
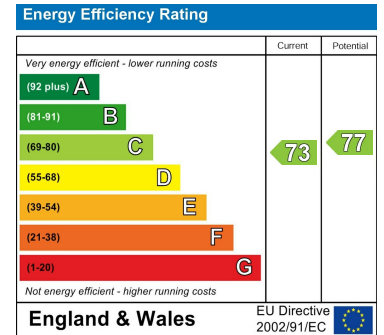
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

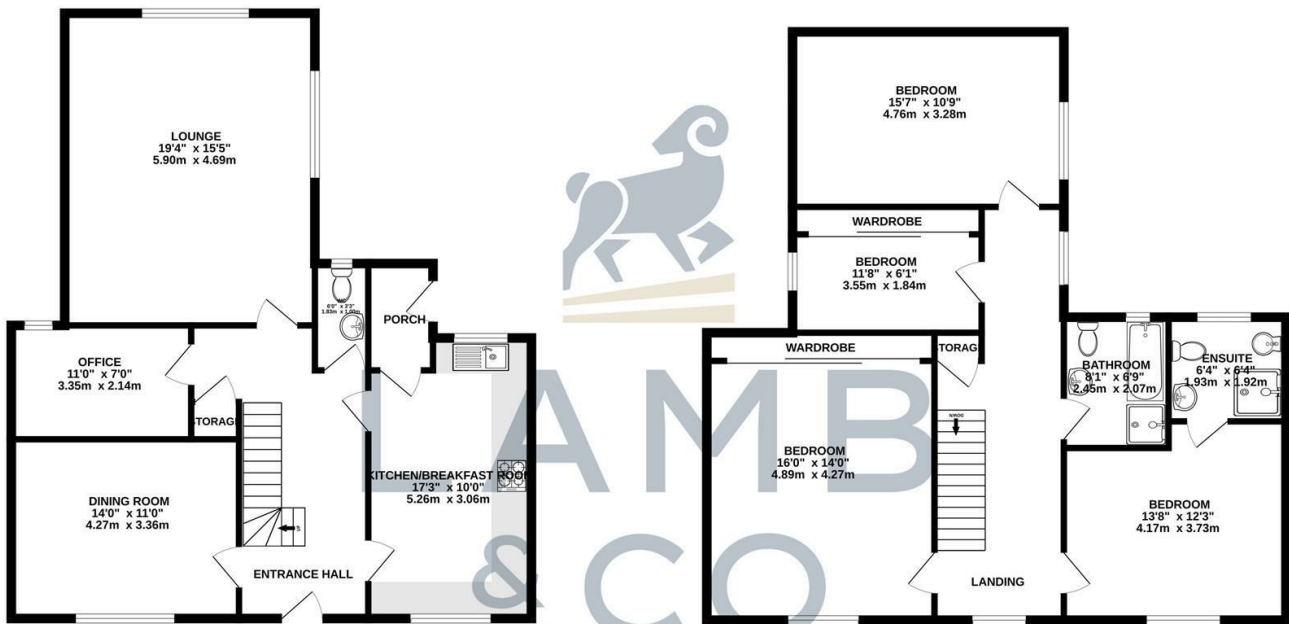
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1849 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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