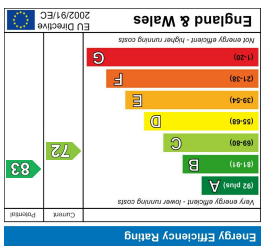
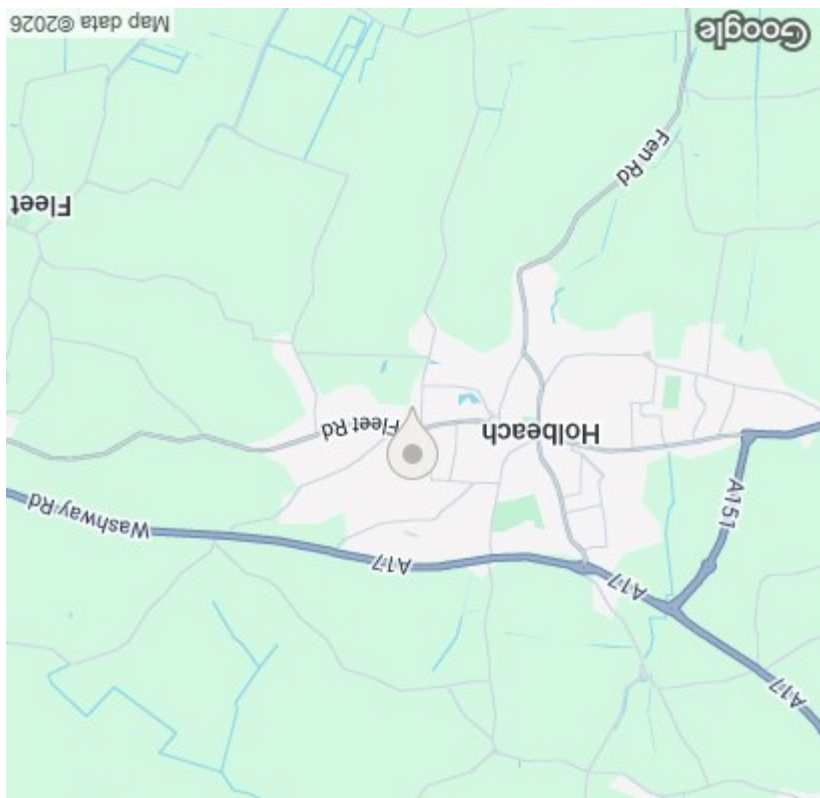


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Damgate Road

Holbeach, Spalding, PE12 7BH

Guide Price £350,000 - Freehold , Tax Band - D



Damgate Road

Holbeach, Spalding, PE12 7BH

Guide Price £350,000 - £375,000

Situated on the highly sought-after Damgate Road in Holbeach, this extended detached family home occupies a generous tree-lined plot of approximately a quarter of an acre, and is offered for sale with no forward chain. Boasting a versatile layout, modern kitchen, and stylish interior features including a glass balustrade staircase, the property provides spacious and flexible accommodation ideal for family living. With a private rear garden, ample living space, and well-appointed bedrooms, this is a superb opportunity to acquire a well-presented home in a desirable location.

This extended detached family home occupies a substantial, beautifully tree-lined plot of approximately a quarter of an acre, set along the highly sought-after Damgate Road in Holbeach, and is offered for sale with no forward chain. Upon entering, you are welcomed into a spacious entrance hallway which immediately sets the tone for the home, featuring a striking staircase with a stylish glass balustrade that adds a contemporary touch. From here, the ground floor unfolds into a well-balanced and highly versatile layout, with a generous living room providing an inviting space for relaxation and entertaining, while the adjoining dining room offers a more formal setting ideal for family meals and gatherings. The modern kitchen is thoughtfully designed with both functionality and style in mind, complemented by a practical utility room and convenient ground floor WC, with internal access leading to the garage for additional storage or parking. A further reception room, currently utilised as a study or fourth bedroom, enhances the flexibility of the home, making it ideal for multi-generational living or those working from home. Upstairs, the property continues to impress with three well-proportioned bedrooms arranged around a central landing, including a spacious master bedroom that benefits from an adjoining dressing room, which was formerly a fourth bedroom and could easily be reinstated if required, highlighting the adaptability of the layout. The first floor is further served by a family bathroom and an additional shower room, ensuring practicality for busy households. Throughout, the property benefits from gas central heating, and externally the expansive, mature plot provides a wonderful sense of privacy and space, with established trees creating a peaceful backdrop. The rear garden in particular offers excellent privacy, featuring a large patio area ideal for outdoor entertaining, with the remainder mainly laid to lawn, creating a perfect setting for family enjoyment, making this an exceptional opportunity to acquire a versatile and well-appointed family home in a highly desirable location.

- Entrance Hall**
1.80 x 3.67 (5'10" x 12'0")
- Living Room**
3.78 x 8.21 (12'4" x 26'11")
- Dining Room**
3.64 x 5.09 (11'11" x 16'8")
- Study/Bedroom Four**
3.64 x 2.80 (11'11" x 9'2")
- Kitchen**
2.63 x 5.30 (8'7" x 17'4")
- Utility Room**
2.32 x 3.61 (7'7" x 11'10")
- Hallway**
1.09 x 1.27 (3'6" x 4'1")
- WC**
1.05 x 1.05 (3'5" x 3'5")
- Landing**
1.39 x 2.71 (4'6" x 8'10")



- Master Bedroom**
3.35 x 4.30 (10'11" x 14'1")
- Dressing Room To Master Bedroom**
2.25 x 1.73 (7'4" x 5'8")
- Bathroom**
2.24 x 2.06 (7'4" x 6'9")
- Bedroom Two**
3.36 x 3.86 (11'0" x 12'7")
- Hallway**
2.30 x 0.95 (7'6" x 3'1")
- Bedroom Three**
2.34 x 4.03 (7'8" x 13'2")
- Shower Room**
2.31 x 2.11 (7'6" x 6'11")
- Garage**
2.40 x 5.03 (7'10" x 16'6")
- EPC - C**
72/83
- Tenure - Freehold**

