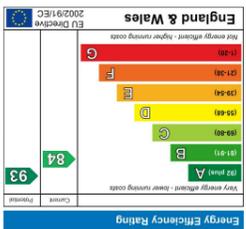
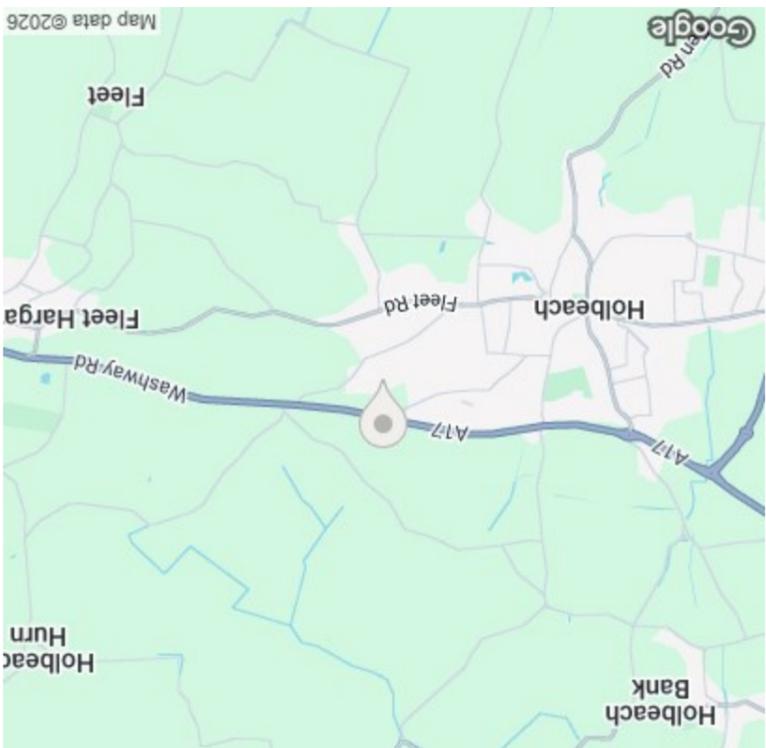


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantee. 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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



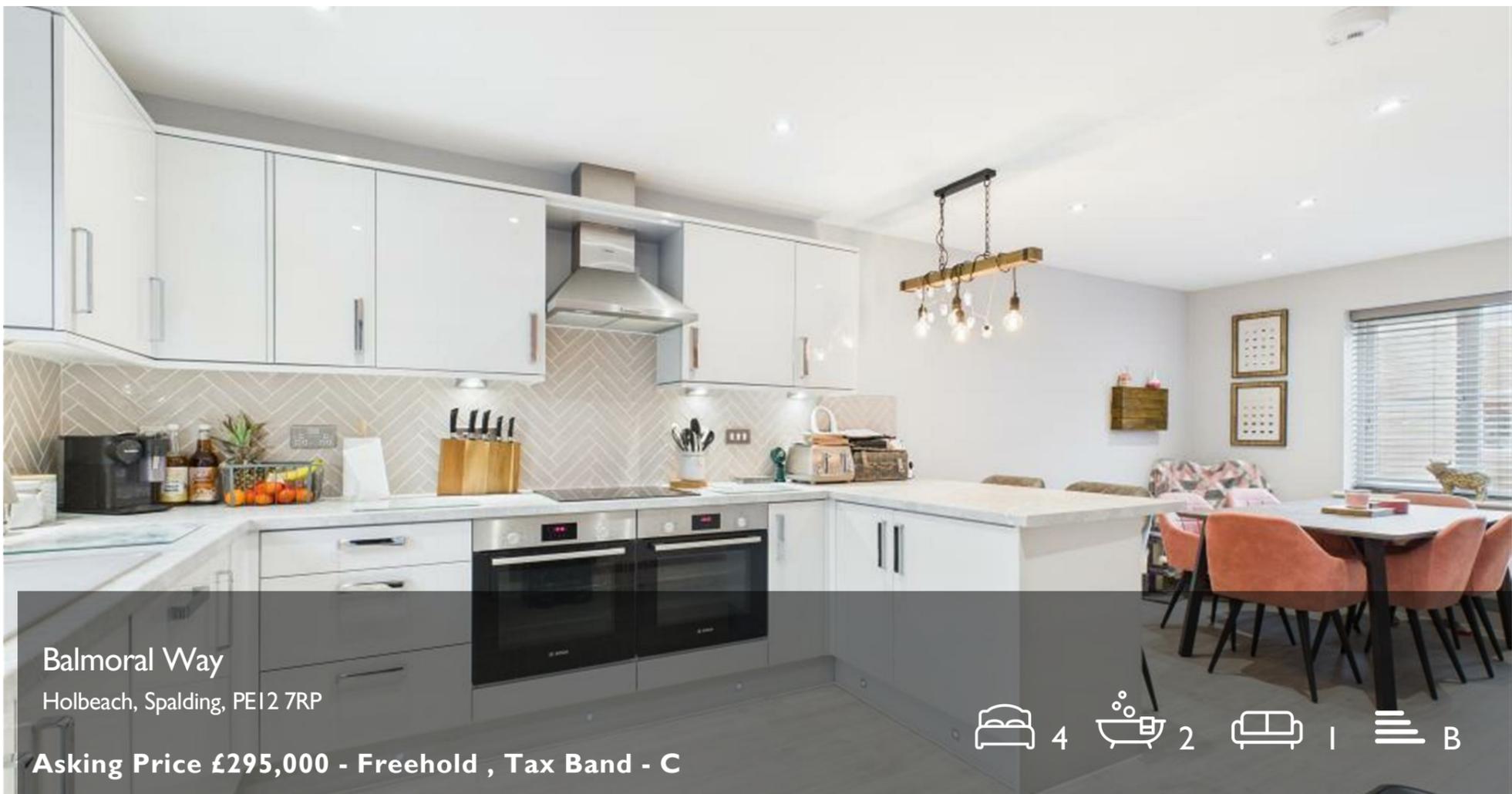
Energy Efficiency Graph



Area Map



Floor Plan



Balmoral Way

Holbeach, Spalding, PE12 7RP

An Exceptional Detached Residence on Balmoral Way, Holbeach

Built in 2020 by Ashwood Homes, this beautifully presented Ribble design detached house offers stylish, contemporary living in a sought-after Holbeach location. The spacious interior includes a dual-aspect living room with French doors to the garden, a modern kitchen and dining area with integrated Bosch appliances, and a convenient cloakroom. Upstairs, there are four generous bedrooms, including a principal suite with en-suite shower room, plus a sleek family bathroom. Outside, the home features an enclosed rear garden with a large patio and lawn, a double-length driveway, and a single garage with power and lighting. A perfect blend of modern design and everyday comfort, this exceptional property is ideal for families seeking a premium home with easy access to Peterborough and local amenities.

Nestled within one of Holbeach's most desirable residential areas, this immaculately presented four-bedroom detached home on Balmoral Way exemplifies modern elegance and contemporary comfort. Built in 2020 by Ashwood Homes, the property showcases the highly sought-after Ribble design, offering beautifully balanced accommodation across two spacious and impeccably appointed floors.

From the moment you step inside, the sense of space and quality is immediately apparent. The welcoming entrance hall leads to a stylish cloakroom and a staircase rising gracefully to the first floor. The light-filled living room enjoys a dual-aspect outlook, with windows to the front and rear allowing natural light to cascade through the space. French doors open seamlessly onto a large paved terrace—perfect for alfresco dining and relaxed entertaining within the tranquility of the private rear garden. The heart of the home is the impressive kitchen and dining area, designed to blend sophistication with functionality. The dining space enjoys a charming outlook to the front, while the kitchen—overlooking the garden—features an extensive range of contemporary cabinetry and premium integrated Bosch appliances, including twin ovens, a hob, fridge, freezer, and dishwasher. This thoughtfully designed space provides the perfect environment for both everyday family life and refined entertaining. Upstairs, the property continues to impress with four generous bedrooms, each beautifully presented and filled with natural light. The principal bedroom suite benefits from a luxury en-suite shower room, while the remaining bedrooms are served by a stylish and well-appointed family bathroom, ensuring both comfort and convenience. Outside, the appeal continues with an enclosed rear garden, featuring an expansive paved patio and manicured lawn—ideal for outdoor gatherings or peaceful moments of relaxation. To the front, an attractive lawned garden enhances the home's kerb appeal, while a double-length driveway provides ample parking and leads to a single garage complete with power and lighting. A gated side path offers discreet access to the rear of the property.

Blending quality craftsmanship, elegant design, and a prime Holbeach location, this exceptional residence offers a truly enviable lifestyle. With excellent connections to Peterborough and the surrounding area, it represents the perfect choice for discerning buyers seeking contemporary luxury in a serene and well-connected setting.

Entrance Hall
3.84 x 1.85 (12'7" x 6'0")

Living Room
6.86 x 3.54 (22'6" x 11'7")

WC
0.84 x 1.87 (2'9" x 6'1")

Kitchen Diner
6.84 x 3.01 (22'5" x 9'10")

Utility Room
1.80 x 1.88 (5'10" x 6'2")



Landing
1.93 x 2.85 (6'3" x 9'4")

Master Bedroom
4.11 x 3.51 (13'5" x 11'6")

En-Suite To Master Bedroom
1.35 x 1.67 (4'5" x 5'5")

Bedroom Two
4.05 x 3.11 (13'3" x 10'2")

Bedroom Three
2.70 x 3.53 (8'10" x 11'6")

Bathroom
1.67 x 2.31 (5'5" x 7'6")

Bedroom Four
2.81 x 2.73 (9'2" x 8'11")

EPC - B
84/93

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £388 per annum.

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Wide Doorways
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Garage, Driveway Shared
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 10000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

