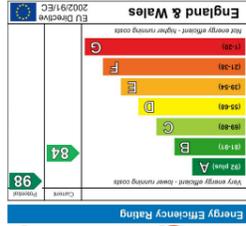


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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

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



Fleet Street

Holbeach, Spalding, PE12 7AF

Prices From £165,000 - Freehold , Tax Band - A



# Fleet Street

Holbeach, Spalding, PE12 7AF

**Ideal Starter Home – Perfect for First-Time Buyers**  
City and County are thrilled to present this beautifully presented semi-detached house originally built in 2021—an ideal opportunity for first-time buyers ready to take their first step onto the property ladder. Stylish, move-in ready, and full of modern comforts, this home makes starting out both simple and enjoyable.

Set in a vibrant location with excellent transport links, highly regarded schools, and local shops just a short stroll away, this home offers everyday convenience right on your doorstep. Inside, a bright open-plan living area creates a warm and welcoming atmosphere. The modern kitchen is finished with quartz worktops and a matching breakfast bar, seamlessly flowing into the lounge. Bi-folding doors open onto the enclosed rear garden and patio, making the space ideal for relaxed evenings, weekend brunches with friends, or quiet nights in. Underfloor heating throughout the ground floor and a handy downstairs cloakroom add extra comfort and practicality. Upstairs, you'll find two generously sized bedrooms. The main bedroom includes built-in wardrobes, while the stylish bathroom features a walk-in shower and heated towel rail—both functional and low-maintenance. With an EPC rating of B and council tax band A, this home is not only energy-efficient but also cost-effective to run, giving you more freedom to make it your own. Whether you're enjoying morning coffee in the sunlit living room, picking up essentials from nearby shops, or putting your personal stamp on the décor, this property combines comfort, convenience, and opportunity. Immaculately presented and ready to move into, it's the perfect first home, just waiting to welcome its new owners.

- Entrance Hall**  
1.10 x 0.96 (3'7" x 3'1")
- Kitchen / Living Area**  
3.93 x 7.05 (12'10" x 23'1")
- WC**  
0.81 x 1.20 (2'7" x 3'11")
- Landing**  
2.05 x 0.88 (6'8" x 2'10")
- Master Bedroom**  
2.98 x 3.02 (9'9" x 9'10")
- Bathroom**  
1.69 x 2.89 (5'6" x 9'5")
- Bedroom Two**  
2.14 x 2.91 (7'0" x 9'6")
- EPC - B**  
84/98
- Tenure - Freehold**



### 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: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Shared, Garage Bloc
- 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 - Excellent, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

