



INTRODUCING

# Holly House

*Holbeach, Lincolnshire*

**SOWERBYS**

Land & New Homes Specialists



THE STORY OF

# Holly House

Wignals Wood, Wignals Gate, Holbeach,  
Lincolnshire, PE12 7HL



10 Year NHBC Warranty

Detached New Build Home

Double Garage and Driveway Parking

Reception Room and Study

Kitchen/Dining Room with Separate Utility Room

Four Double Bedrooms

Family Bathroom, Principal En-  
Suite and Ground Floor WC



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

— MEET THE DEVELOPER —



Loosegate Developments are part of the long established and respected, award-winning D Brown Building Contractors Limited.

With vast experience in residential home building, all Loosegate homes are built with maximum functionality to homeowners in mind and are covered by a 10 year NHBC guarantee.

D Brown Building Contractors are a widely recognised and highly commended building contractor, as well as a dedicated local employer and apprenticeship provider. They take great pride in quality levels and their vast experience has seen them successfully deliver across a diverse range of sectors, never backing away from a challenge or shy of embracing new technology.

This dedication has been rewarded by a host of Local and National awards, as well as recognition from the likes of NHBC through their continuous AI rating.





“...smooth, clean lines define the contemporary design.”

Discover the epitome of contemporary family living in this stunning four bedroom new build home on the fringes of Holbeach. With its spacious interior, sleek design, and field views, this residence offers a perfect blend of style, functionality and country living. This property is ready to welcome you and your family into a life of comfort and style.

The heart of this family home is the open-plan kitchen/dining room, where smooth, clean lines define the contemporary design. This space is a culinary haven, perfect for entertaining and daily family meals. At the dining room end, you'll find bi-fold doors which seamlessly connect the interior to the

garden, flooding the space with natural light and inviting the outdoors in.

The separate living room is a stylish retreat featuring industrial-inspired roller doors. This modern twist adds character to the room while maintaining a sleek aesthetic.

Working from home has never been more convenient with the separate study. Whether you're focusing on tasks or attending virtual meetings, this space offers privacy and productivity. Ideal for those who appreciate the countryside, the utility room is perfect for cleaning up after outdoor adventures. It's a practical addition for a life of exploration and fresh air.





Upstairs, you'll find four generously sized double bedrooms. Each room is designed with comfort and relaxation in mind, offering ample space for restful nights. All rooms have use of a luxurious family bathroom with separate bath and shower.

The enormous principal bedroom is a true sanctuary. It features its own en-suite shower room and boasts an impressive feature window that captures fabulous field views. Wake up to the beauty of the countryside every day.

Parking is a breeze with a double garage and off-road parking space, providing ample room for your vehicles and storage needs.

This family home is situated in a fantastic location on the fringes of Holbeach. You'll enjoy the picturesque escapes of rural living while still having easy access to local amenities, schools, and transportation options.



## SPECIFICATION

### KITCHEN

- Contemporary fitted kitchen
- Integrated single oven, combination microwave, induction hob and chimney extractor
- Integrated fridge freezer and dishwasher
- Wine cooler
- Glass splashback

### BATHROOMS & EN-SUITES

- Contemporary heated towel rail to bathroom and en-suite
- Choice of ceramic wall tiles to bathroom and en-suite

### HEATING & HOT WATER

- Gas central heating

### GENERAL

- Oak internal doors
- Bifold doors
- Double glazed UPVC windows
- Choice of floor coverings throughout

### GARDENS

- Patio area

### EXTERNAL

- Outside light with PIR sensor to all entrances



## MEASUREMENTS

### GROUND FLOOR

Kitchen/Dining Room	9.63m max x 3.30m
Sitting Room	5.07m x 4.29m
Study	3.09m x 2.31m
Garage	5.79m x 5.23m

### FIRST FLOOR

Bedroom 1	5.79m x 5.23m
Bedroom 2	4.42m x 3.13m
Bedroom 3	5.10m x 3.35m
Bedroom 4	4.27m x 4.14m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

# Holbeach

IN LINCOLNSHIRE  
IS THE PLACE TO CALL HOME



The timeless charm of a market town is always a place with feels abuzz with a local community, and Holbeach is no different.

Its roots stretch back to the era of the Domesday Book and in 1252 this historic town was granted a market charter, marking its significance as a bustling trade centre in the South Holland area of Lincolnshire.

With a legacy of prosperity to its past, All Saints Church is a true architectural gem with its ornate memorials and a breathtaking nave roof adorned with original corbel heads. The construction of the church began in 1225 and most of the present structure dates back to the 14th century.

If you've still got a taste for history, Holbeach offers more than just its splendid church. The Mansion House Hotel, a captivating historic building dating to around 1681, is another remarkable sight. It was within these storied walls that the Nobel Prize-winning Sir Ralph Norman Angell was born in 1872. A plaque on the exterior of the hotel proudly commemorates this extraordinary man, adding yet another layer to the town's captivating history.

The town has a range of shops, from supermarkets, to home decor, furnishings and more. There are two primary schools and a secondary school in the town too, along with a football club which was founded in 1929.

Whilst a weekly market offers fresh produce

every Friday, there is also a specialised farmer's market on the third Saturday of the month, creating the perfect opportunity to support local.

Only just over eight miles away, and less than 20 minutes by car, the largest town in South Holland, Spalding is an ideal town to explore.

Nestled along the serene banks of the meandering River Welland, for an impressive 55 years until 2013 this charming town played host to an annual Flower Parade. A vibrant springtime spectacle, it paid homage to Spalding's illustrious heritage as the beating heart of the South Holland tulip industry and proudly returned in 2023 after a decade away.

Its allure extends far beyond the petals of its tulips. Whether you delve into a fascinating history which includes The Romans, watch a show at the town's theatre, or explore the range of shops or restaurants, a great range of both at the Springfields Outlet Shopping & Leisure Centre on the outskirts of the town.

Peterborough is less than 40 minutes away and with its main-line train station you can easily connect to London, York, Newcastle and even Scotland.



*Note from Sowerbys*



“Wake up in the heart of the Lincolnshire countryside. Community is everything in this peaceful corner of the country which Wignals Wood occupies.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## AGENT'S NOTE

Some images have been virtually staged to show how they may look once furnished.

There will be an annual cost in place for a management company, which is £125.

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