

THE STORY OF

Juno Lodge

Fleet, Holbeach, Lincolnshire

SOWERBYS



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Juno Lodge

101 Fleet Road, Fleet, Holbeach, Spalding
Lincolnshire, PE12 8LD

Three Year Old New Build

Under Architects Warranty

Four Bedroom Detached Home

Two Large Reception Rooms

Modern Kitchen/Breakfast Room

All Bedrooms Feature Private En-suites

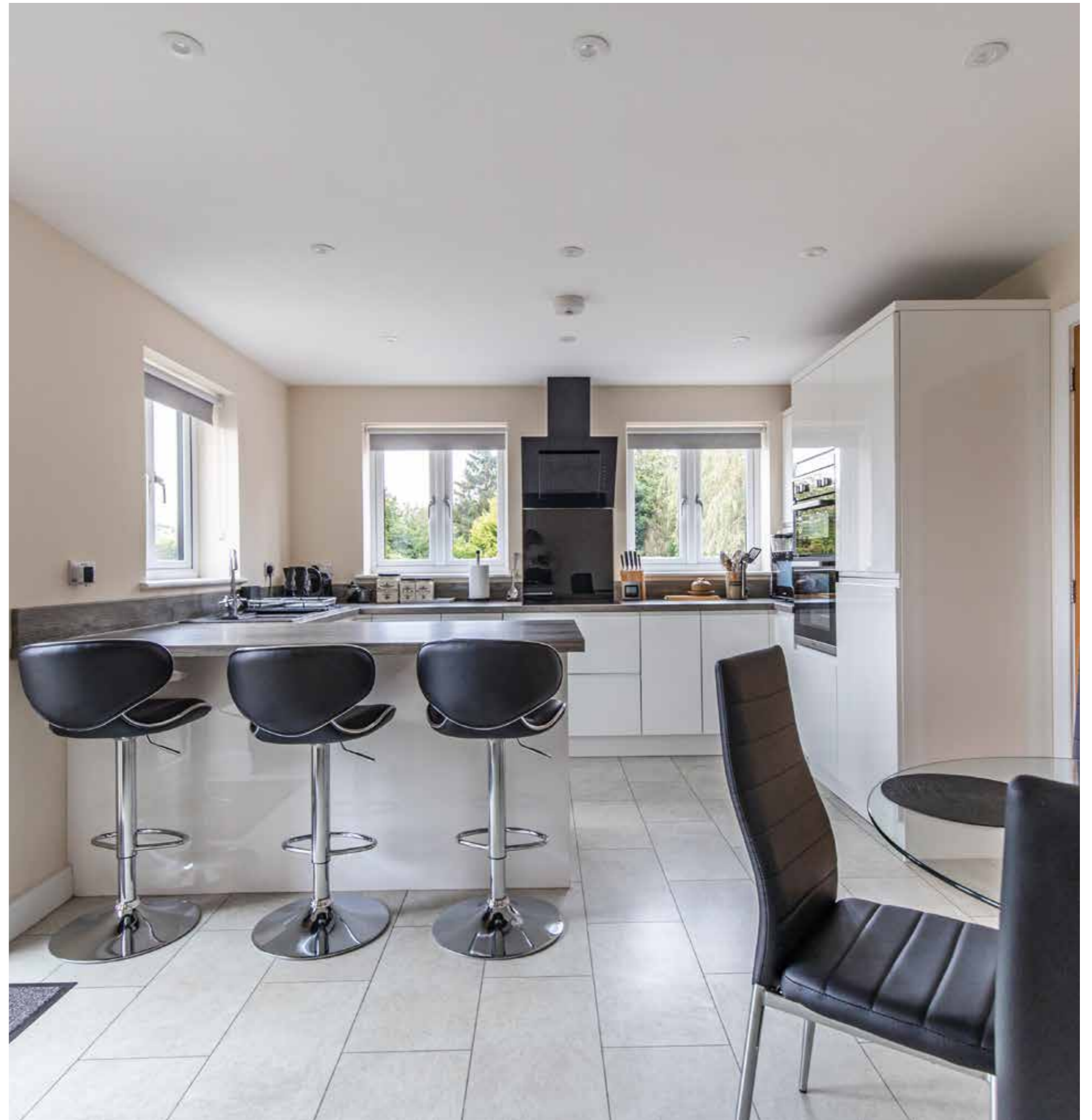
Wrap Around Garden

Double Garage

SOWERBYS KING'S LYNN OFFICE

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This stunning four-bedroom detached property offers a perfect blend of modern elegance and stylish charm, with a striking sense of symmetry that welcomes you from the moment you arrive. The beautifully balanced forward elevations set the tone, and as you step inside, the spacious entrance hall opens to two generously proportioned reception rooms. These versatile living spaces are designed to adapt to the needs of a growing household, whether you desire a formal dining area, a cosy retreat, a home office, or simply a place to unwind in peace.

At the rear of the home, the bright and airy kitchen/breakfast room becomes the heart of day-to-day life. French doors open onto one of two patios, perfectly positioned to capture both morning and evening sun, making alfresco dining and outdoor entertaining a delight. The well-appointed kitchen is designed for culinary adventures, providing everything needed for family meals or hosting in style. The practical utility room is ideal for country living, offering a designated space to shed muddy boots and coats, keeping the rest of the home pristine and organized.

Upstairs, the thoughtfully designed layout ensures comfort and privacy for all occupants. Two bedrooms share a convenient Jack-and-Jill en-suite, while a further guest bedroom and the principal, each have their own private en-suites, creating a luxurious sanctuary for family members or visitors.

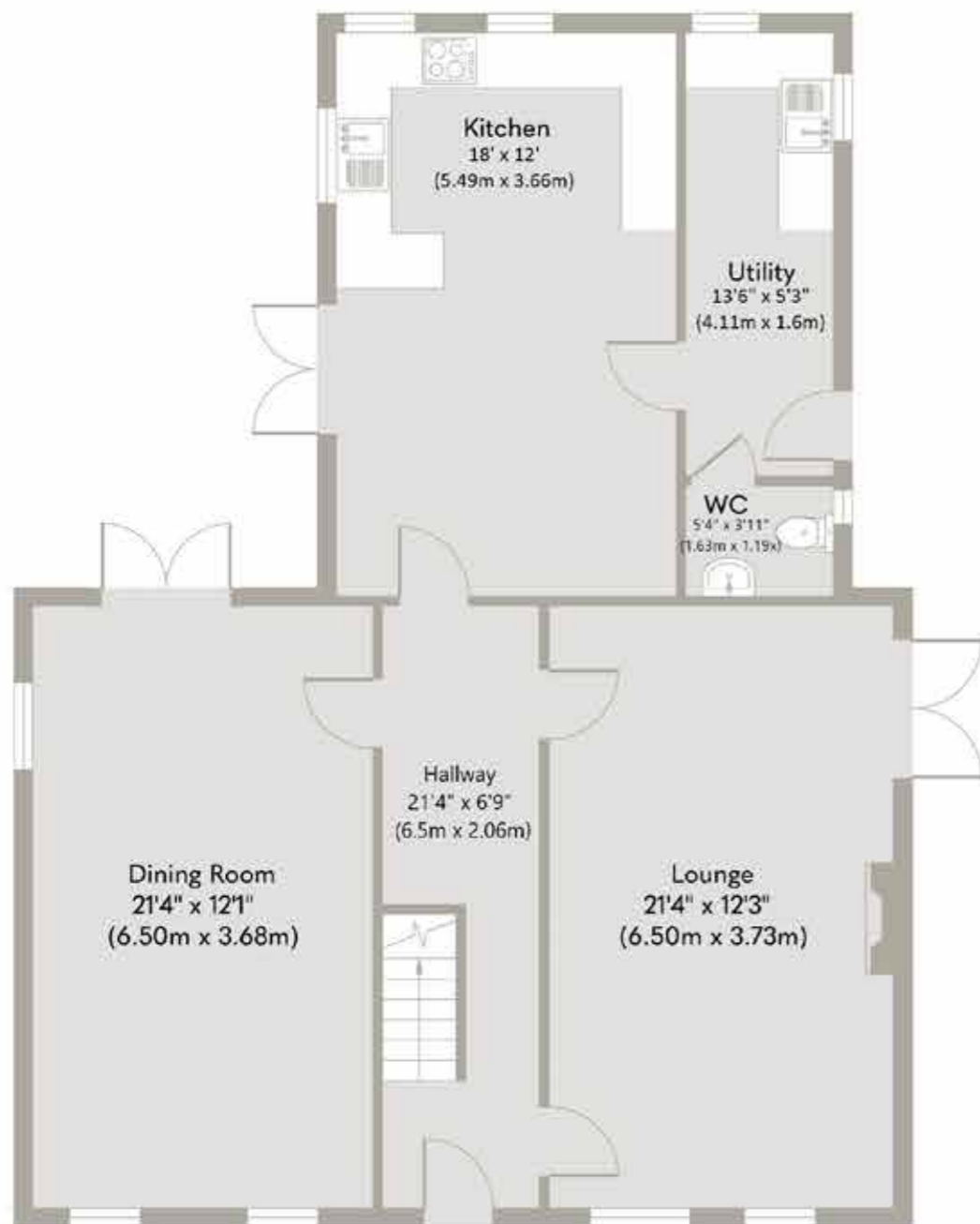
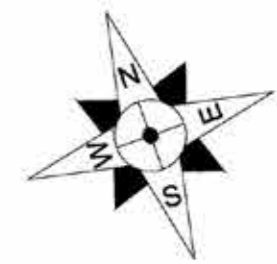




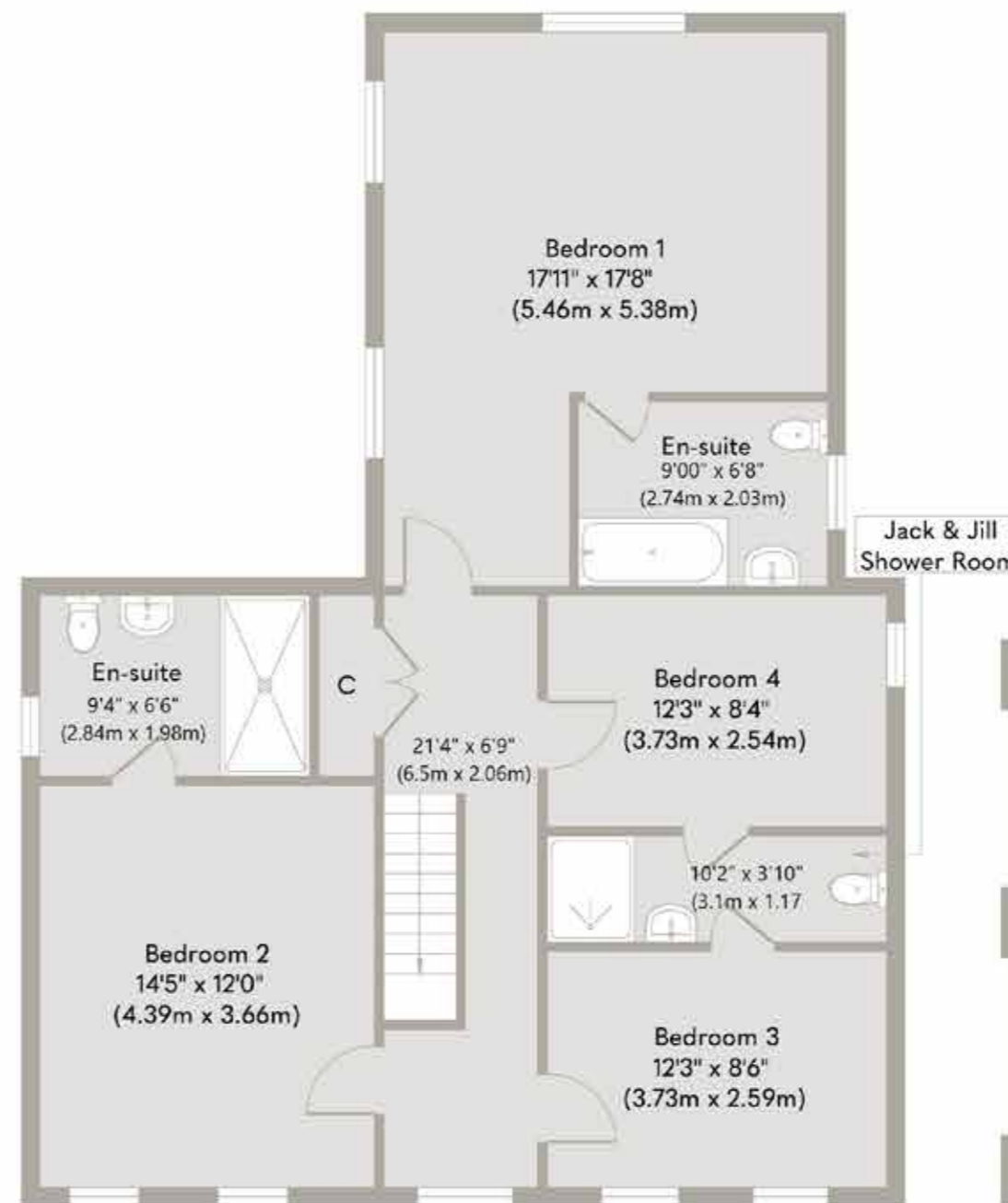
Outside, the expansive garden, largely laid to lawn, wraps around three sides of the property, allowing you to follow the sun or find shade throughout the day. Meticulously landscaped with raised flower beds and elegant stone borders, the garden extends to the very edges of the property, leading to a grand approach through a traditional five-bar gate. A substantial gravel driveway and double garage offer ample parking, providing convenience no matter the weather.

With idyllic field views stretching out across the South Holland countryside, this home presents a perfect opportunity for those seeking a modern lifestyle infused with natural beauty and space for every moment of life's journey.

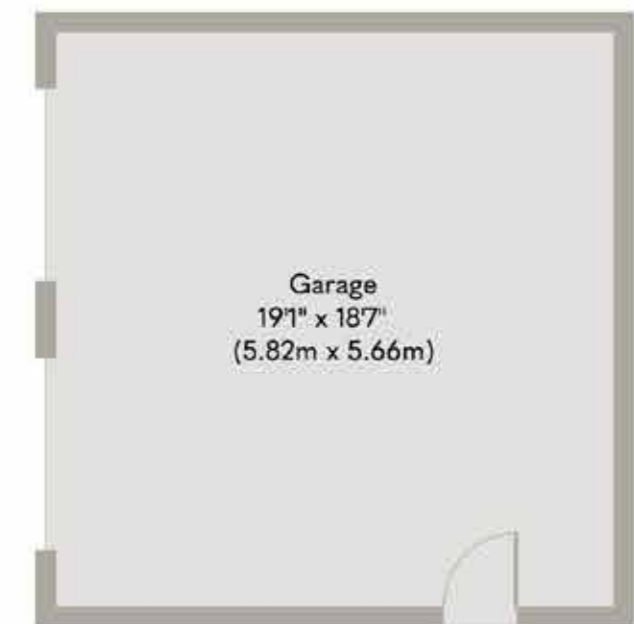




Ground Floor



First Floor



Garage

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Holbeach

HISTORIC CHARM AND A VIBRANT COMMUNITY AWAITS

Holbeach's roots trace back to the era of the Domesday Book, and in 1252, it was granted a market charter, solidifying its role as a bustling trade center in Lincolnshire's South Holland area.

With a rich history of prosperity, All Saints Church stands as a remarkable architectural gem, featuring ornate memorials and a stunning nave roof adorned with original corbel heads. Construction on the church began in 1225, with much of its current structure dating back to the 14th century.

The town boasts a variety of shops, from supermarkets to home decor and furnishings. It is home to two primary schools and a secondary school, as well as a football club established in 1929. A weekly market offers fresh produce every Friday, complemented by a specialized farmer's market on the third Saturday of each month, providing ample opportunities to support local producers.

Fleet Hargate, located nearby, has its own primary school and is just a short distance from Holbeach.

Only slightly more than eight miles away, Spalding, the largest town in South Holland, is easily accessible within 20 minutes by car. Here, visitors can immerse themselves in a rich history that includes Roman influences, enjoy theatrical performances, and explore a diverse array of shops and restaurants, including those at the Springfields Outlet Shopping & Leisure Centre on the town's outskirts.

Less than 40 minutes away, Peterborough boasts a main-line train station offering convenient connections to London, York, Newcastle, and Scotland. Additionally, Holbeach is close to King's Lynn, a vibrant historic town with fast train links and a rich cultural heritage.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0310-3897-0080-2629-8231

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.

LOCATION

What3words: /// bunks.tinkle.rephrase

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SOWERBYS

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