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Sales & Letting Agents



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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Spinney Close, Holbeach £425,000

A stylish three-bedroom detached bungalow tucked away in a quiet Holbeach cul-de-sac, offering impressive open-plan living with bi-fold doors opening onto the garden. Featuring a main bedroom with en-suite, double garage with electric door, generous driveway parking and an enclosed landscaped garden, this modern home also benefits from the remainder of a new-build warranty for added peace of mind. Call us ANYTIME – 01406 424441, evenings and weekends!

✦ A modern detached bungalow that genuinely feels like a dream home. Tucked away in a peaceful cul-de-sac on the edge of Holbeach, this beautifully designed property combines stylish open-plan living with seamless indoor-outdoor space. The heart of the home is the impressive kitchen, dining and lounge area where bi-fold doors open wide onto the garden, creating a bright and sociable space that's perfect for entertaining, relaxing with family, or enjoying summer evenings with friends.

The well-appointed kitchen sits perfectly within this open layout, providing both practicality and style, while the property also offers three comfortable bedrooms, including a generous main bedroom with a private en-suite shower room, along with a modern family bathroom.

Outside, the property continues to impress. The front garden is neatly laid to lawn and framed by established hedging and colourful planting, while a paved driveway provides excellent off-road parking and leads to the double garage. A gated side access leads to the enclosed rear garden, designed for both privacy and enjoyment with patio and gravel seating areas, lawn, mature borders and feature planting. Additional touches such as external power, outside tap and downlighting make the space practical as well as inviting.

Importantly, the property benefits from the remainder of the new-build warranty, offering reassurance and peace of mind for the next owner.

★ Key Features Buyers Will Love

-  Stunning open-plan living space with bi-fold doors to the garden
-  Generous driveway and double garage providing excellent parking
-  Three bedrooms including a main bedroom with en-suite
-  Private enclosed garden with patio, lawn and landscaped borders
-  Remainder of the new-build warranty for added peace of mind

This is the kind of property buyers wait for — modern, stylish, private and ready to move straight into.

 Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!

Accommodation Comprises:

Entrance Hall 5.33m (17'6") x 1.69m (5'7")

Radiator, smoke detector, access to double insulated loft space, airing cupboard housing hot water cylinder with shelving. door to:

Kitchen~Diner~Lounge 10.77m (35'4") max x 8.63m (28'4") max

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboards, 1 1/4 bowl composite sink unit with single drainer and mixer tap, Kengo power tower with USB ports, integrated fridge/freezer, dishwasher, built-in Neff electric fan assisted oven, warming drawer, five ring Bosh induction hob with extractor hood, built-in microwave, wine cooler, PVCu double glazed windows to side and rear, three radiators, laminate flooring, TV point, central heating thermostat, recessed ceiling spotlights and smoke detector, two PVCu double glazed tri-fold doors to garden, door to:

Utility Room 2.33m (7'8") x 2.13m (7')

Fitted with a matching range of base units with worktop space over, larder cupboard, stainless steel sink unit with single drainer and mixer tap, extractor fan, wall mounted gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, radiator, laminate flooring, recessed ceiling spotlights, PVCu double glazed entrance door to driveway.

Main Bedroom 5.62m (18'5") max x 3.59m (11'9") max

PVCu double glazed windows to front, radiator, TV point, sockets with USB points, door to:

En-suite Shower Room 2.28m (7'6") x 2.17m (7'2")

Fitted with a three-piece suite comprising of double shower enclosure with fitted mains shower and glass screen, vanity wash hand basin with cupboards, tiled surround, WC with hidden cistern, extractor fan, storage cupboard, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 2 3.26m (10'8") x 3.24m (10'8")

PVCu double glazed window to side, radiator, TV point, sockets with USB points.

Bedroom 3 3.26m (10'8") x 2.98m (9'9")

PVCu double glazed window to front, radiator, fibre broadband connection point, TV point, sockets with USB points.

Family Bathroom 3.25m (10'8") x 2.05m (6'9")

Fitted with a four-piece suite with comprising, deep panelled bath, vanity wash hand basin with cupboards, tiled double shower enclosure with fitted shower and glass screen, tiled surround, WC with hidden cistern, extractor fan, PVCu opaque double glazed window to side, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

Outside & Double Garage 🌿 🚗

The property continues to impress outside, offering a beautifully balanced outdoor space that is both practical and enjoyable throughout the seasons. To the front, a neatly maintained lawn is framed by mature hedging and colourful flower and shrub borders, creating an attractive and welcoming approach. A paved driveway provides generous off-road parking and leads directly to the substantial double garage, making everyday living easy and convenient.

🚗 Double Garage – 5.47m x 5.46m (17'11" x 17'11")

A fantastic space with power and lighting connected, a remote-controlled electric roller door, useful roof storage area, and a PVCu side access door. Ideal not only for vehicles but also perfect for hobby space, workshop use, or additional storage.

🌿 To the rear, the garden has been thoughtfully designed to offer privacy, relaxation and low-maintenance enjoyment. Enclosed by a combination of brick walling and established hedging, the space feels secure and peaceful. The layout blends gravel and patio seating areas—perfect for outdoor dining, entertaining guests, or enjoying a quiet morning coffee—before opening onto a lawned garden with well-stocked borders and inset planting that adds colour and character throughout the year.

🌟 Practical features such as outside downlighting, external power points and a garden tap make the space functional for entertaining, gardening or evening use, while the side gate access provides convenient movement between the front and rear of the property.

🌸 The result is a garden that offers the perfect mix of relaxation, entertaining space and attractive planting, giving buyers a wonderful setting to enjoy outdoor living. An annual estate maintenance charge of £125.00 applies, contributing towards the upkeep and maintenance of communal areas within the development.

Directions

Leave our Church Street office and turn right. At the junction bear right onto Hall Gate and continue over the roundabout onto Hall Gate. At Wignals Gate take your first left onto Wignals Wood then first right on to Spinney Close, where the property can be located on your left-hand side. For satellite navigation the property postcode is: PE12 7FF.

Council Tax

Band D - £2245.15 from April 2025 to March 2026, South Holland District Council.

EPC ~ B

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

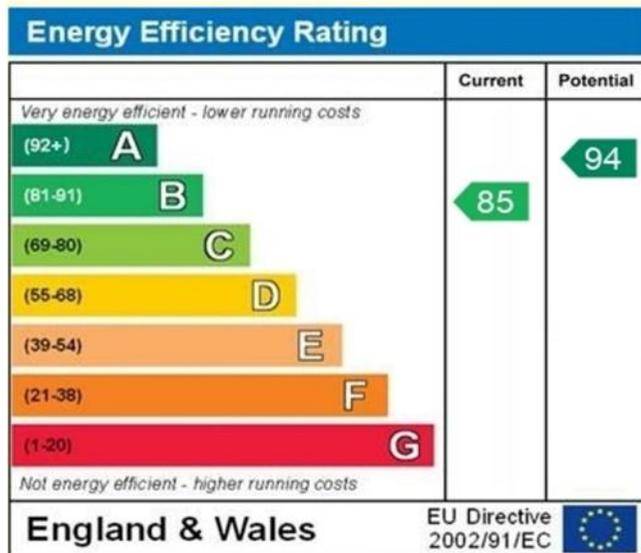
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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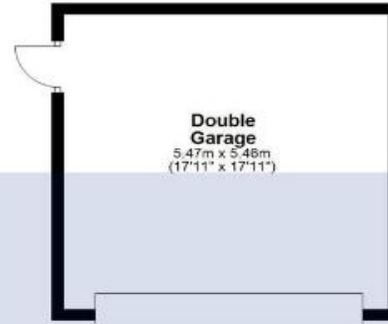
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Ground Floor

Approx. 158.0 sq. metres (1700.5 sq. feet)



Total area: approx. 158.0 sq. metres (1700.5 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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