



1 Harrington Croft, Holbeach, PE12 7DB

£385,000

- Detached bungalow in prime Holbeach location
- Three generously sized bedrooms
- Dressing area and ensuite to main bedroom
- Stunning lounge with media wall & log burner
- High-spec finish throughout
- Fully landscaped gardens with porcelain paving
- Located on a private road
- Driveway and garage
- Viewing essential

Stunning Three-Bedroom Detached Bungalow in Holbeach – Immaculate Showhome Finish

Offered to the market in showhome condition, this beautifully presented three-bedroom detached bungalow is located in a sought-after area of Holbeach and has undergone an extensive scheme of high-quality improvements by the current owners.

From the moment you arrive, you'll be impressed by the impeccable kerb appeal and the attention to detail that continues throughout the home. The heart of the property is the spacious lounge, featuring a striking built-in media wall and a stylish log burner, creating the perfect space for relaxing and entertaining.

The main bedroom boasts a private dressing area, offering a touch of luxury and practicality rarely found in bungalows. All three bedrooms are well-proportioned, bright, and finished to an excellent standard.

Externally, the property truly shines. Located on a private road. The fully landscaped gardens have been thoughtfully designed to maximise both aesthetics and low maintenance, featuring porcelain paving and a range of elegant planting and seating areas — ideal for outdoor living and entertaining.

This exceptional home must be viewed to be fully appreciated. Perfect for those seeking modern, single-storey living in a peaceful yet convenient location.

Entrance Hall 14'2" x 17'6" (4.34m x 5.35m)



Double composite glazed entrance doors. Opening to hallway with coving to skimmed ceiling. Radiator. Carpeted with mat well. Built in cupboard. Built in double door airing cupboard.

Lounge 16'3" x 16'6" (4.96m x 5.04m)



PVC double glazed bay window to front. Coving to skimmed ceiling. Radiator. Built in media wall with built in lighting and cast iron wood burning stove. Spot lighting. TV point. Log storage.



Dining Room 11'8" x 8'10" (3.56m x 2.70m)



PVC double glazed French doors to rear. Coving to skimmed ceiling. Radiator. Laminate flooring. Built in pantry cupboard. Opening to kitchen.



Kitchen 10'7" x 12'1" (3.24m x 3.69m)



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lighting. Wall mounted electric consumer unit. Wall mounted heated towel rail. Laminate flooring. Fitted with a matching range of base and eye level units with quartz work surface and tiled splash back. Five ring Bosch gas hob with extractor hood over. Neff slide and hide eye level oven and grill. Eye level combination oven. Composite sink and drainer with chrome mixer tap over. Integrated fridge/freezer. Sliding door opening to Utility Room.



Utility Room 5'8" x 8'6" (1.74m x 2.60m)



PVC double glazed window and door to side. Coving to skimmed ceiling. Extractor fan. Radiator. Laminate flooring. Fitted base and eye level units with quartz worktop and tiled splash back. One and half bowl sink drainer with chrome mixer tap over. Space and plumbing for washing machine (included in the sale). Space and plumbing for dishwasher (included in the sale).

Conservatory 12'9" x 10'7" (3.91m x 3.25m)



Brick and PVC construction. Laminate flooring. Wall mounted radiator.

Bedroom 1 13'0" x 10'7" (3.98m x 3.23m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Opening to dressing room.



Dressing Room 6'8" x 9'1" (2.04m x 2.79m)



Skimmed ceiling. Recessed spot lighting. Radiator. Built in dressing table. Door to en-suite.

En-suite 7'5" x 6'0" (2.28m x 1.85m)



PVC double glazed window to side. Coving to skimmed ceiling. Spot lighting. Chrome wall mounted heated towel rail. Extractor fan. Shaver point. Fitted tiled shower enclosure with glass sliding doors, thermostatic shower riser with rainfall head and hand held attachment. Fitted vanity unit with built in storage, inset sink and concealed cistern toilet.



Bedroom 2 11'8" x 11'0" (3.58m x 3.37m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bedroom 3 12'0" x 9'11" (3.66m x 3.03m)



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

Bathroom 8'0" x 6'11" (2.46m x 2.13m)

PVCu double glazed window to side. Coving to skimmed ceiling with recessed spotlighting. Chrome wall mounted heated towel rail. Extractor fan. Fitted shower pod with built in sauna function and shower audio function. Concealed cistern toilet and wash hand basin set in vanity unit with built in storage.

**Outside**

The property is situated on a pleasant and quiet cul de sac close to Holbeach town centre.

To the front of the property there is a block paved driveway providing off road parking for up to 3 vehicles, leading to the garage. There is a well landscaped front garden with lawn and raised planters, enclosed by hedging.

Further side garden with a range of herb and vegetable beds and mature shrubs. Porcelain pathway leads to the rear garden.

The rear garden is enclosed by timber fencing. Landscaped to include a small lawn with timber decked seating area. Planted borders. Porcelain patio. Outside power and light. Cold water taps.

Outbuildings include a timber frame potting shed and workshop to the rear of the garage with power and light connected.



Garage

Up and over vehicular door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE12 7DB

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick Built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C74

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or

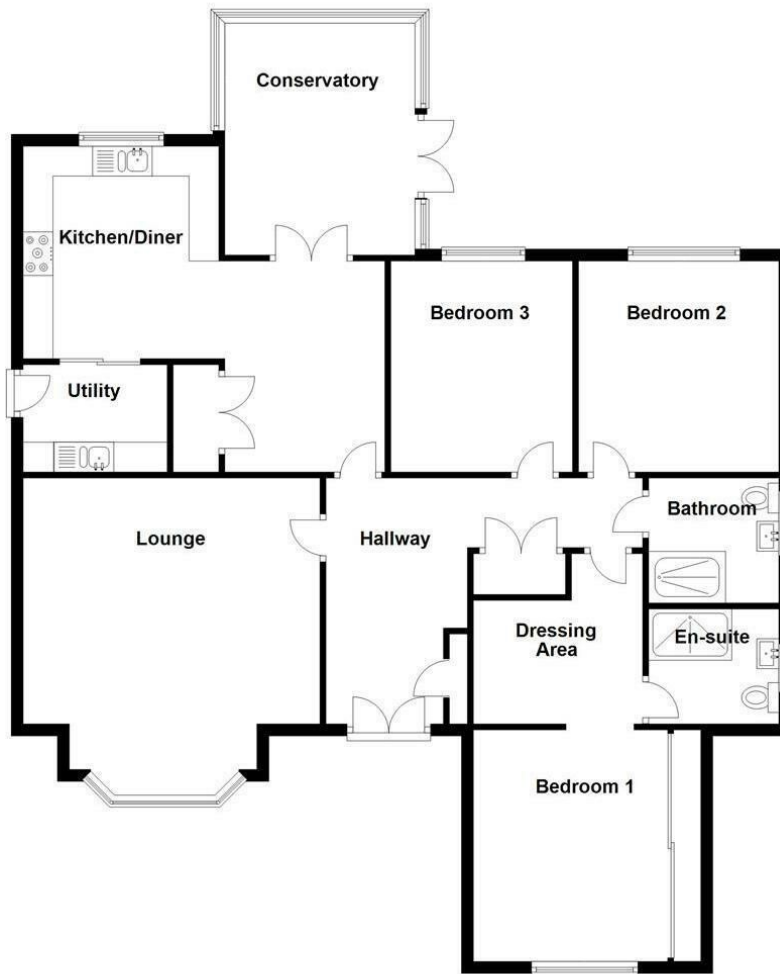
warranty in respect of the property. These details are subject to change.





Floor Plan

Ground Floor
Approx. 135.3 sq. metres (1456.0 sq. feet)

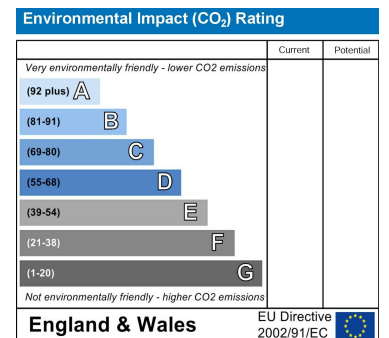
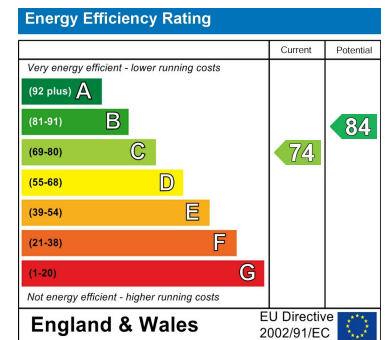


Total area: approx. 135.3 sq. metres (1456.0 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

