



44 Pheasant Street  
Holbeach, Spalding, Lincolnshire, PE12 8PU

£195,000

## 3 Bedroom Semi-Detached House

- Freehold
- Immaculate Semi Detached Home
- Three Bedrooms
- Ensuite to Main Bedroom
- Family Bathroom and Downstairs Cloakroom
- Landscaped Rear Garden with Moodlighting & Outdoor Power
- Off Road Parking
- Convenient Location
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 44 Pheasant Street, Holbeach, Spalding, Lincolnshire, PE12 8PU](#)



## Overview

Don't miss this opportunity to purchase a well positioned modern three bedroom semi detached house, built in 2023 and improved by the current owners, with a driveway and enclosed rear garden. Conveniently situated around 1 mile from the town centre, the development is close to a range of excellent amenities, schooling and road links; this includes the A17 which runs from Newark to King's Lynn. King's Lynn also offers a train service to King's Cross.

The overall accommodation briefly comprising: entrance hallway, downstairs cloakroom, lounge, kitchen diner with French doors opening to the rear patio and landscaped gardens. The first floor offers three bedrooms, an en suite shower room to bedroom one and a main bathroom.



Outside continues with a tarmac driveway providing off road parking. To the rear the current vendors have landscaped the gardens to include mood lighting, a porcelain patio and a timber shed with power. There is also power outside making it ideal for entertaining.

We have been advised by the owner this family home benefits from a 10 year NHBC warranty with 7 years remaining and having specification to include: fully integrated dishwasher, fridge freezer and oven, induction hob, programmable gas central heating system, composite front door and landscaped gardens. For further information, please contact the office.

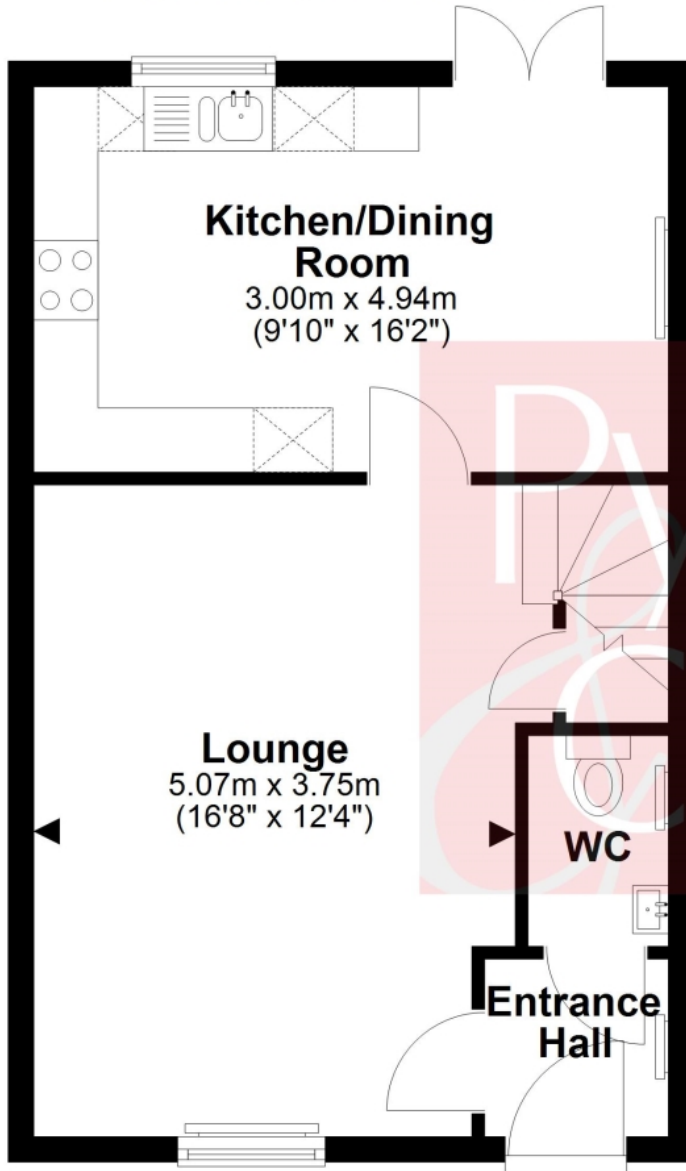
Agent's note: The vendors inform us that there is Service Charge which is approx £225.20 pa.





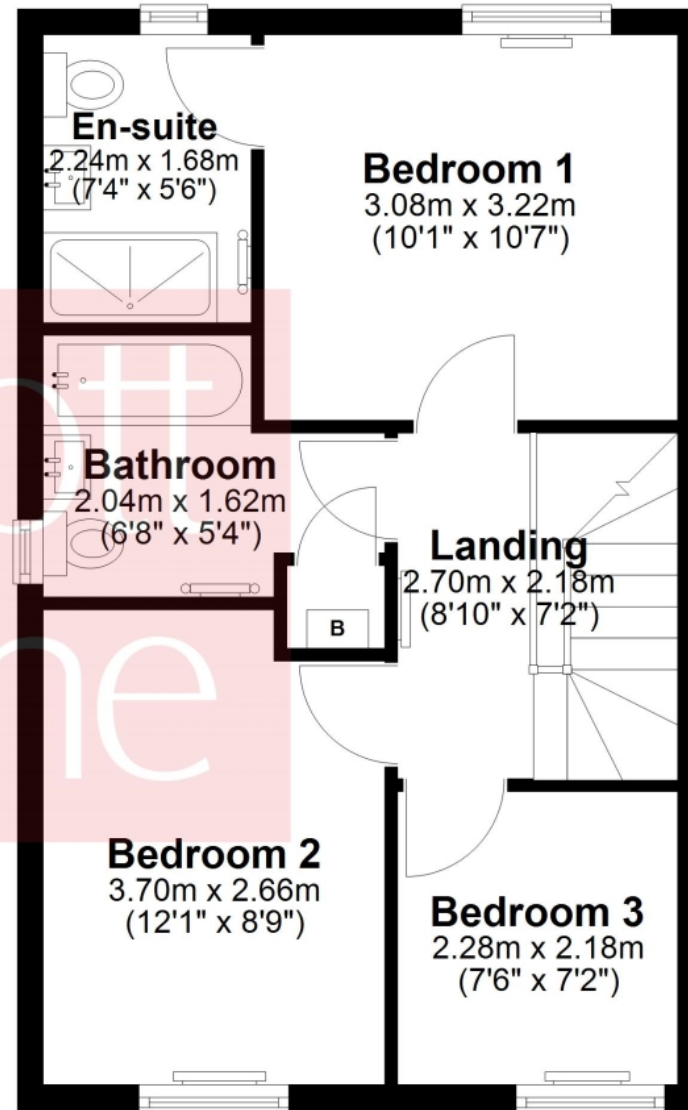
## Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



## First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

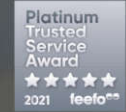
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is on the market with our Spalding branch

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