



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

£280,000

3 Bedroom Detached House

- Freehold
- 3 Bedroom detached 'Mere' design family home
- Beautifully upgraded throughout
- Spacious accommodation
- Three well-proportioned bedrooms
- Enclosed rear garden with patio and lawn
- Off-road parking for two vehicles and single garage
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 33 Pheasant Street , Holbeach, Spalding, Lincolnshire, PE12 8PU](#)



Overview

Located within close proximity to Holbeach town centre, with its excellent range of shops, bars and restaurants, this beautifully presented three-bedroom detached family home is tucked away at the bottom of a quiet cul-de-sac and is now available to view.



Built to the popular 'Mere' design, this impressive home has been thoughtfully enhanced by the current owners with a range of quality upgrades throughout. These include an extended breakfast bar, stylish spotlighting, upgraded internal doors and additional fitted wardrobe space, creating a modern and practical living environment. The accommodation comprises a welcoming entrance hallway, a contemporary kitchen/dining room with an upgraded breakfast bar, adjoining utility area, a spacious family lounge featuring an attractive media wall, and a convenient downstairs cloakroom. To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes and a private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the enclosed rear garden provides an excellent space for both entertaining and family enjoyment, featuring a patio seating area and lawn. There is a shared driveway with 4 other properties which the property benefits from two off-road parking space and single garage.

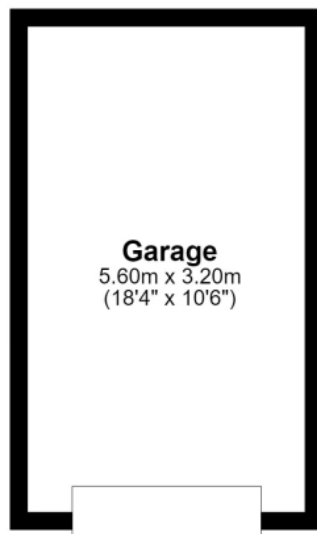
Offering upgraded accommodation in a sought-after residential location, this superb family home is ideal for those looking for stylish, move-in-ready living within easy reach of Holbeach's amenities. Early viewing is highly recommended.

Agents Note:- We are advised by the vendor that there is management charge of £180pa which to date has not been billed due to the site still being under construction.

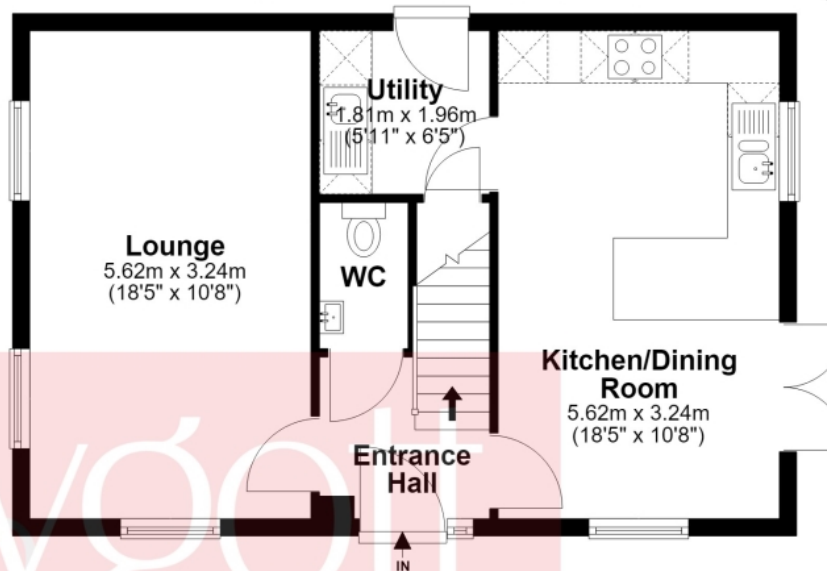




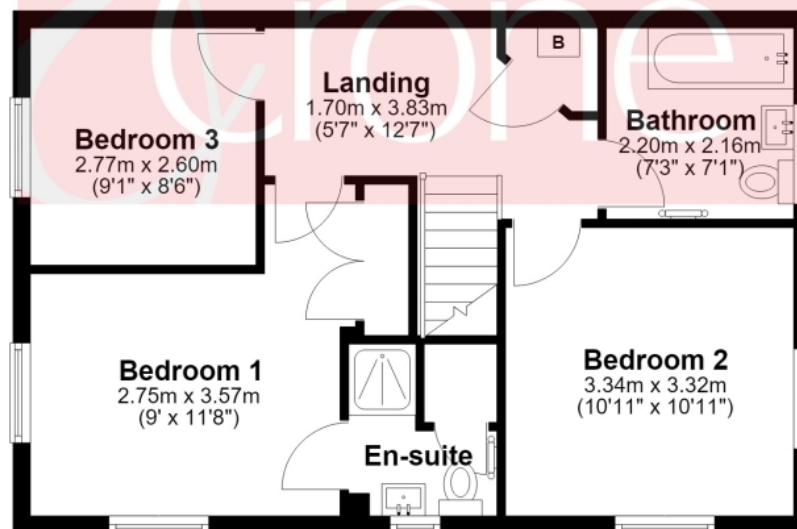
Garage to Right
Approx. 17.9 sq. metres (192.9 sq. feet)



Ground Floor
Approx. 48.4 sq. metres (521.2 sq. feet)



First Floor
Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 116.0 sq. metres (1248.8 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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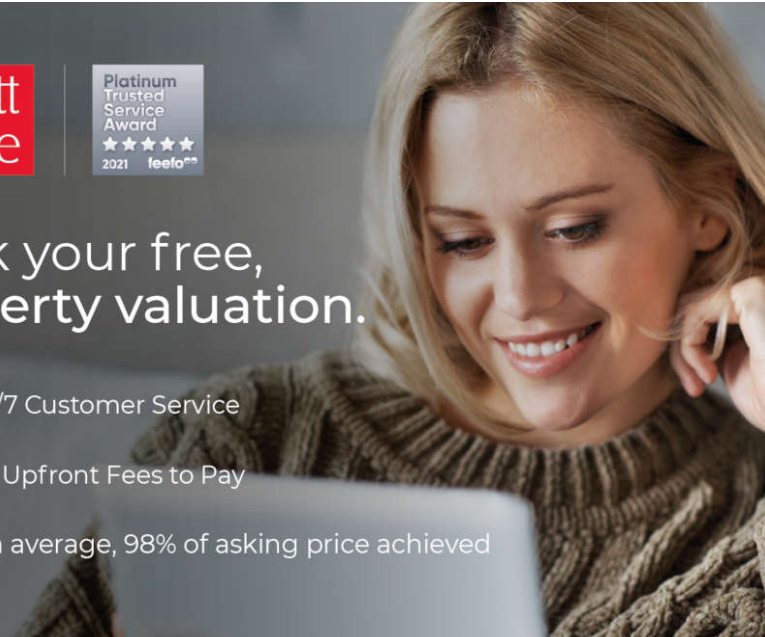







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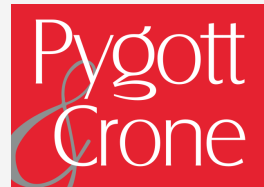
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is on the market with our Spalding branch

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