

Pygott & Crone

2 Hickory Close

Holbeach, Spalding, Lincolnshire, PE12 7QA

£425,000

4 Bedroom Detached House

- Freehold
- Unique four bedroom detached family home occupying a desirable corner plot
- Impressive open-plan kitchen & dining space with integrated appliances and large central island
- Four spacious double bedrooms, including a substantial principal bedroom with en suite & built-in wardrobe
- Stylish modern interiors throughout, with thoughtful features including integrated blinds to bi-fold doors & bathroom motion-sensor lighting
- Double garage with electric up-and-over door, personnel door & ample off-road parking
- Private enclosed landscaped rear garden with patio, lawn, established shrubs, trees and plants
- Owned Solar Panels.
- EPC Rating - A, Council Tax Band- E

Click here to access the Energy Performance Certificate for 2 Hickory Close , Holbeach, Spalding, Lincolnshire, PE12 7QA





Overview

An exceptional and uniquely designed four bedroom detached family home, ideally positioned within the popular town of Holbeach, offering easy access to the town centre and its wide range of everyday amenities. Thoughtfully designed with modern family living in mind, this impressive property combines spacious accommodation, contemporary styling and a host of practical features, creating a home that is both stylish and exceptionally convenient.

Upon entering, the welcoming hallway provides access to the ground floor accommodation and sets the tone for the modern finish found throughout the property. At the heart of the home is the impressive open-plan kitchen and dining area, creating a fantastic space for both family life and entertaining. The contemporary kitchen is complemented by integrated appliances and a large central island, while the generous dining area provides ample space for socialising with friends and family.





The property further benefits from a separate utility area, providing useful additional workspace and storage away from the main living areas. The modern lounge offers a comfortable and stylish space in which to relax and is centred around an attractive feature fireplace, providing a focal point to the room. Completing the ground floor is a dedicated home office, ideal for those working remotely or requiring a quiet study space, together with a convenient cloakroom.

The first floor provides four genuinely double bedrooms, offering excellent accommodation for families and those requiring additional space. The particularly impressive principal bedroom is a substantial room, offering generous proportions and benefiting from a stylish en suite shower room and built-in wardrobe, providing excellent storage. The remaining three double bedrooms are served by a contemporary four-piece family bathroom, providing both practicality and comfort.

The property has been finished with modern details throughout, with a number of thoughtful additions designed to make everyday life that little bit easier. These include integrated blinds within the bi-folding doors, providing privacy and convenience, together with motion sensor lighting within the bathrooms as well as the addition of owned solar panels.

Externally, the property occupies an attractive corner plot. The rear of the property boasts a spacious garden space ideal for hosting. To the front, there is ample off-road parking, enclosed by a charming picket fence, providing both practicality and attractive kerb appeal.

Please Note:- There is a yearly maintenance fee for the up keep of the public areas on the estate.



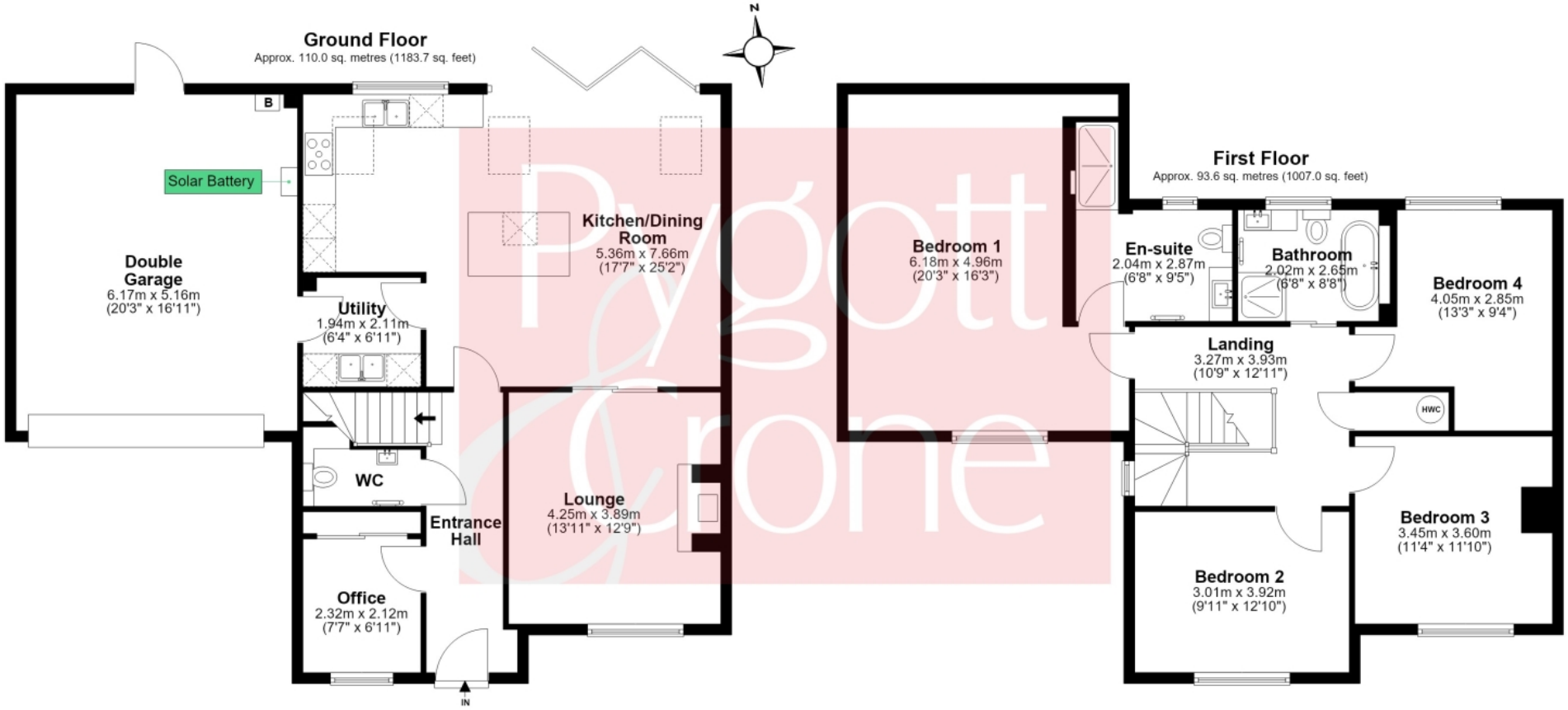



GOOD TIMES
GOOD FRIENDS
GOOD WINE









Total area: approx. 203.5 sq. metres (2190.7 sq. feet)

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


LAUNDRY
PEGS







Location



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HICKORY CLOSE

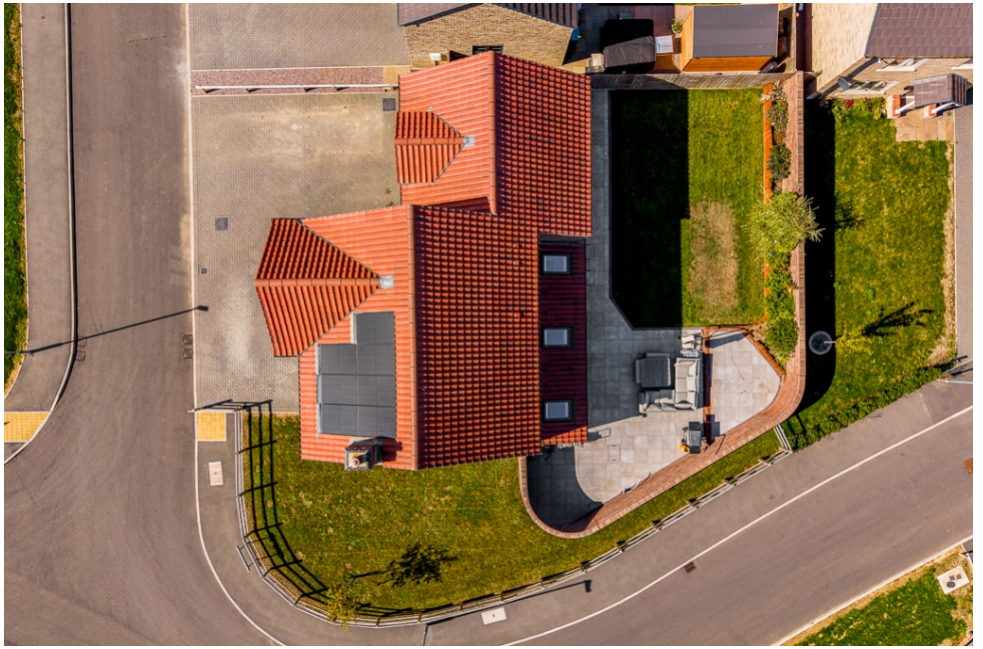




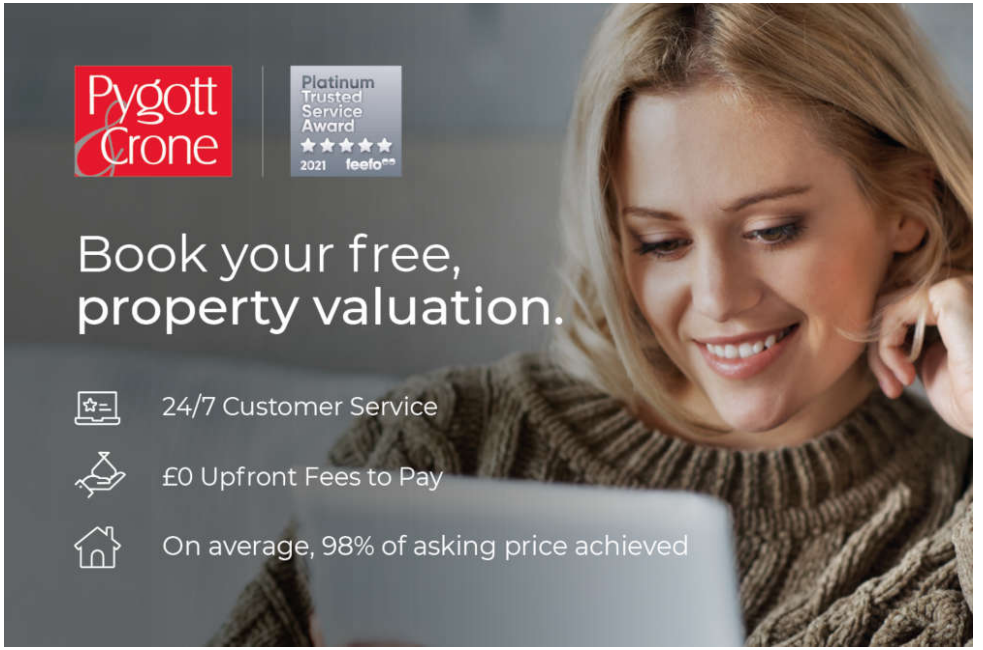











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