



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

£190,000

2 Bedroom Semi-Detached House

- Freehold
- Well-Presented Semi-Detached Home – Situated in a quiet and desirable area of Holbeach, offering comfortable and well-planned accommodation throughout.
- Comfortable Ground Floor Living – Welcoming entrance hallway leading to a pleasant lounge, well-appointed kitchen/dining room with integrated appliances and a convenient downstairs cloakroom.
- Two Double Bedrooms – Two good-sized double bedrooms to the first floor, both benefiting from their own private en-suite facilities.
- Practical Kitchen/Dining Space – A well-equipped kitchen with integrated appliances and space for dining, providing a sociable and practical area for everyday living.
- Pleasant Rear Garden – Low-maintenance outdoor space featuring a lawn, patio area and dedicated BBQ space, together with a useful powered shed and gated side access.
- Off-Road Parking & Convenient Location – Off-road parking to the front, with the property positioned within a popular residential area of Holbeach and offering a good combination of comfort and practicality.

- EPC Rating - B Council Tax Band - A
48 Pheasant Street, Holbeach, Spalding, Lincolnshire, PE12 8PU



Overview

Situated in a quiet and desirable area of Holbeach, this well-presented semi-detached home offers comfortable accommodation, useful features and a pleasant outdoor space.

The property is entered via a hallway, leading to a comfortable lounge and a well-appointed kitchen/dining room with a range of integrated appliances. The kitchen provides a practical space for both cooking and dining, while a convenient downstairs cloakroom completes the ground floor. Upstairs, there are two good-sized double bedrooms, both benefiting from their own en-suite facilities, providing excellent privacy and convenience.

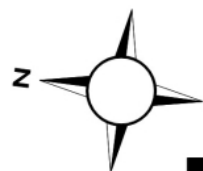
Outside, the rear garden offers a pleasant space to relax and entertain, with a lawned area and decking. The garden has gated side access and to the front, there is off-road parking.

Overall, this is a well-presented home offering comfortable living accommodation, two en-suite bedrooms and a good range of practical features, situated within a popular residential area of Holbeach.

Agents Note: We are advised by the vendor that a management charge will be applicable. At the time of writing, the amount has not been confirmed and no charge has yet been billed, as the development remains under construction.

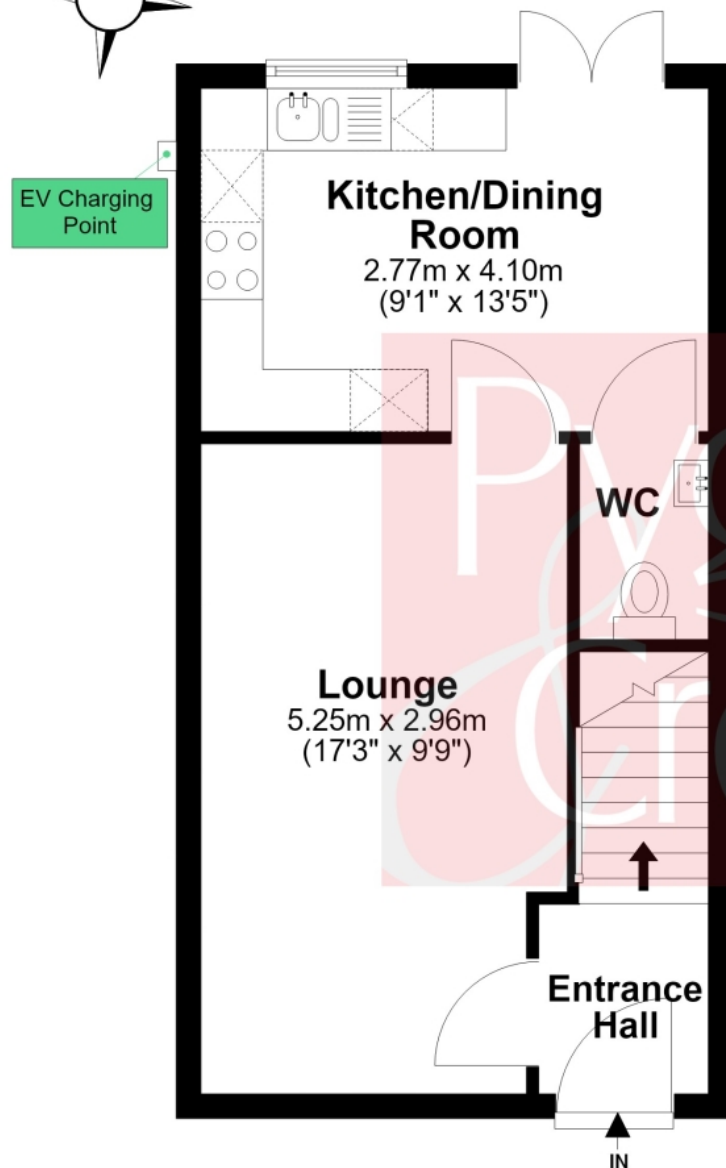






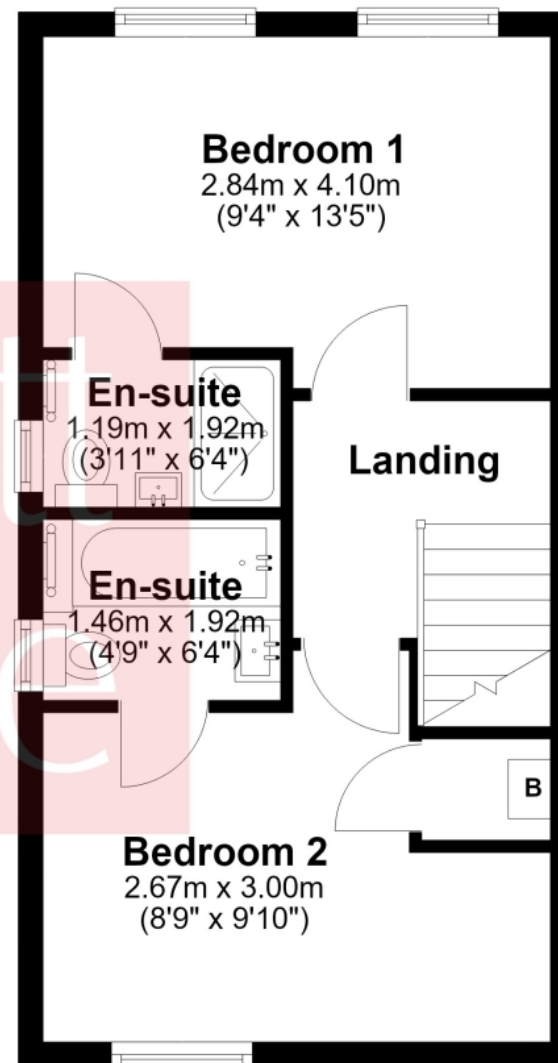
Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 sq. feet)

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



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott ^{Plus}

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use

A smartphone screen showing the Pygott Plus+ app. The app has a red background with white text. It says "Welcome to Pygott Plus+" and has a large white plus sign in the center. Below the plus sign are fields for "Email address" and "Password", and a "Login" button.


Houses. Homes. Harmony.



48 Pheasant Street, Holbeach
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360