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East Elloe Avenue, Holbeach £169,995 (Offers In Excess Of)

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**** VIEWINGS WELCOME - COVID SAFETY ASSURED **** A very much improved three bed semi detached close to Holbeach town centre which benefits from PVCu double glazing and gas fired heating with Hive control, with off road parking and a large rear garden. In brief accommodation comprises: Entrance hall, lounge diner, extended kitchen breakfast room with walk in pantry, ground floor family bathroom, inner porch providing access from the front of the property to the Kitchen/breakfast. First floor to three bedrooms (two double and one single/office), main bedroom having a cloakroom.

Accommodation Comprises:

Secure entrance door with glazed inserts with storm porch over, courtesy lighting:

Entrance Hall 2.62m x 1.72m

Telephone point, radiator, mains smoke detector, staircase to first floor landing with built in under stairs storage cupboard, exposed wooden flooring, door to:

Lounge Diner 6.17m x 3.78m reducing to 2.42m

Feature electric fire with wooden surround with marble effect insert and hearth, TV point, double radiator, mains smoke detector, PVCu double glazed window to front aspect, further radiator, Hive heating control, PVCu double glazed window to rear aspect, door to:

Kitchen Breakfast 6.68m x 2.90m reducing to 2.11m

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, kickboard lighting, fitted Belling range stove with double oven and grill with 4 ring halogen hob, extractor canopy over, stainless steel circular sink unit with single drainer and mixer tap, tiled splashback, 2 x vertical radiators, space for tall standing fridge freezer, integrated dishwasher, mains heat detector, extractor fan, recessed spotlights to ceiling, PVCu double glazed windows to rear aspect x 2, door to built in pantry with shelving, wall mounted gas fired boiler servicing heating and domestic hot water concealed in unit, Secure PVCu double glazed door to rear exit, door to:

Ground Floor Bathroom 2.27m x 2.14m

Fitted with a three-piece suite comprising: Deep panel P shaped bath with mixer taps, independent rainfall power shower with hand shower attachment, aqua boarding surrounds, shower screen, pedestal wash hand basin with mixer tap, duel flush WC, wall mounted vertical towel radiator, extractor fan, PVCU double glazed opaque window to front aspect.

Inner Porch

Recessed spotlights to ceiling, PVCu double glazed door to front aspect. (Handy storage space and allows access from the front of the property with access to the Kitchen Breakfast room, please see floor plan).

First Floor Landing

Mains smoke detector, access to loft space, PVCu double glazed window to side aspect, door to:

Bedroom 1 4.58m x 2.85m

Wooden effect flooring, radiator, 2 x built in wardrobes with hanging rail and storage shelving, TV point, broadband point, "Hive" heating control panel, PVCu double glazed window to front aspect, door to:

Cloakroom

Fitted with a two-piece suite comprising, wall mounted hand wash basin with mixer tap, aqua boarding splash backs, duel flush WC, extractor fan, recessed spotlights to ceiling.

Bedroom 2 3.70m x 2.69m

Built in wardrobe with hanging rail and storage shelving, TV point, broadband point, wood effect flooring, PVCu double glazed window to rear aspect.

Bedroom 3 2.34m x 1.65m

Wood effect flooring, radiator, PVCu double glazed window to rear aspect x 2.

Outside:

The front garden is open plan with part wooden fencing with gravel driveway providing off road parking for several vehicles, pathway to main property, outside courtesy lighting. The rear extensive garden is mainly enclosed with paved patio area, timber decked area, area laid to lawn with inset trees and shrubs. Outside garden store x 2, outside water tap, outside courtesy lighting.

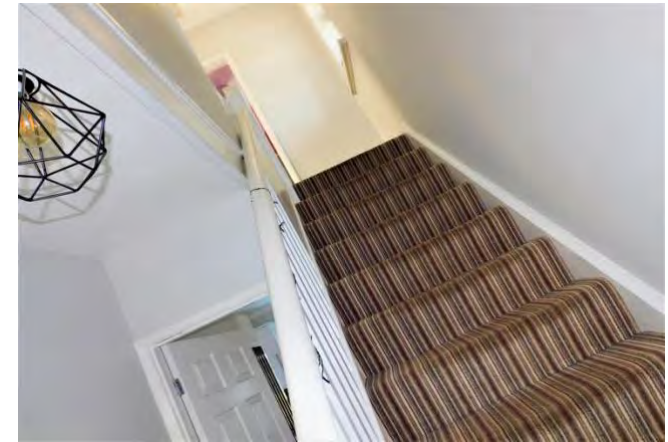
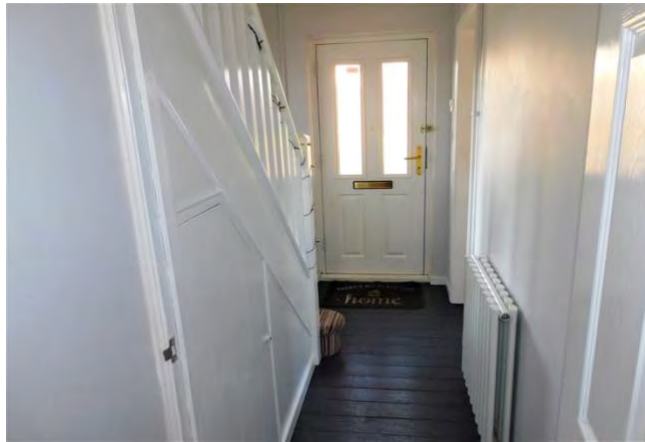
Directions:

Leave our Church Street office and turn left onto West End, one past the garage turn right onto Northons Lane then right again onto East Elloe Avenue where the property can be located on the right-hand side. For satellite navigation, the property postal code is: PE12 7NB.

Council Tax Banding:

A - £1221.36 - South Holland District Council.

EPC: D



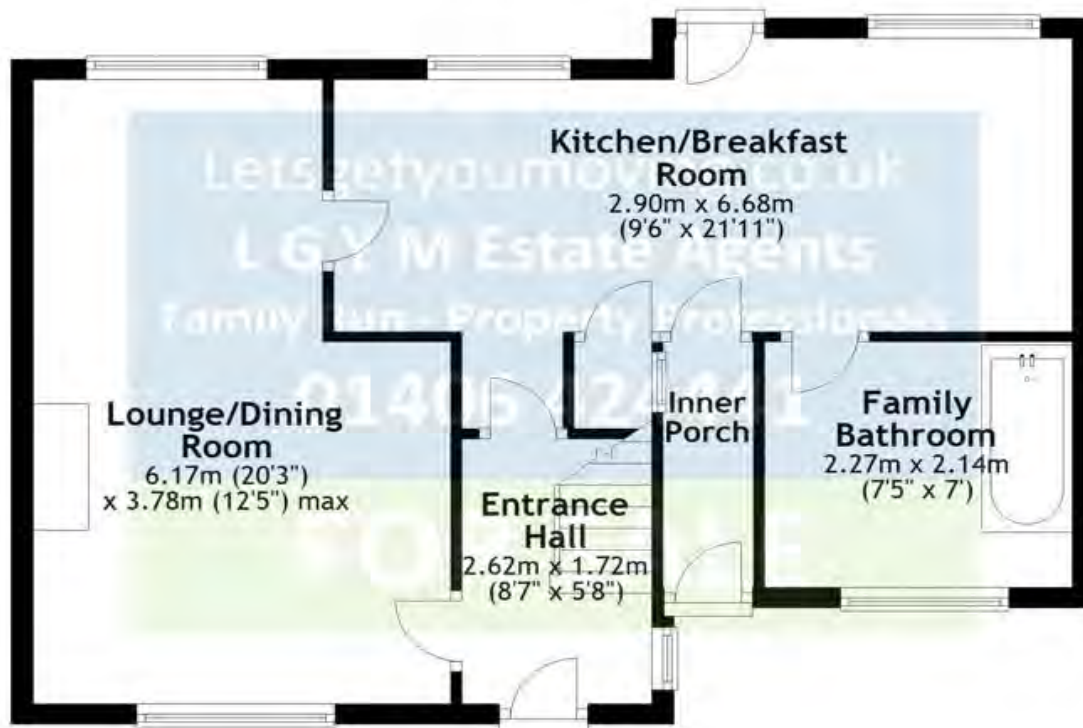






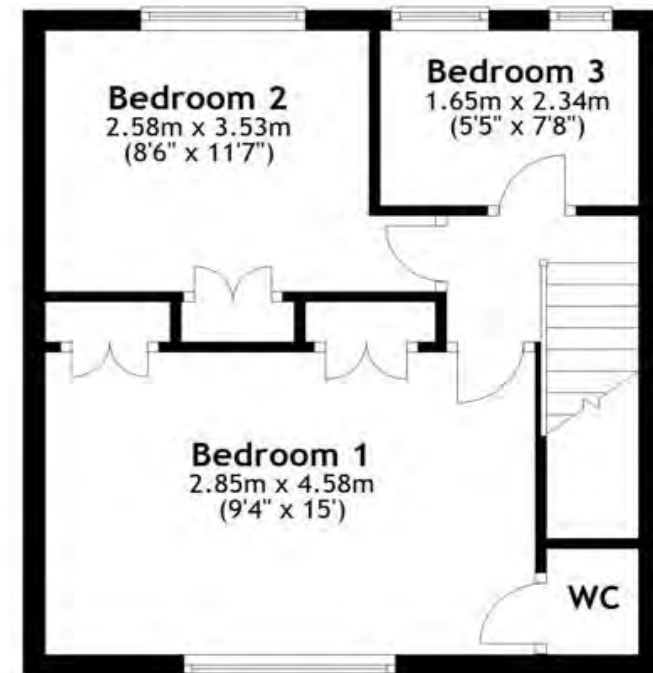
Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



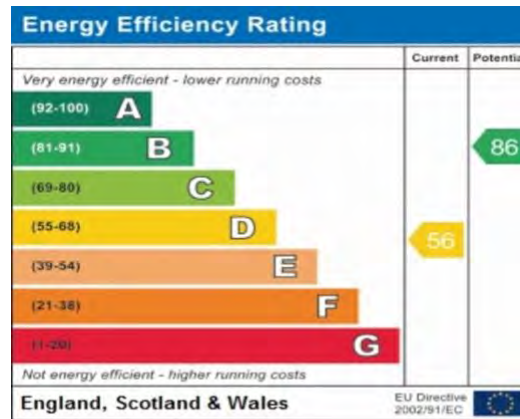
First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 86.3 sq. metres (928.4 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.



Reference:
East Elloe Avenue

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Misdescriptions Act 1991

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A horizontal banner with a blue-to-green gradient background. The text is white and green. On the left, it says 'LGYM Estate Agents' in large white letters, followed by 'Providing the Ultimate Service in Holbeach' in smaller green letters. On the right, it says 'Open 9am - 9pm 7 Days A Week' in white, followed by the website 'www.letsgetyoumoving.co.uk' in white, and the phone number '01406 424441' in large white letters.

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