



Washway Road, Holbeach £214,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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



**** OPEN FIELD VIEWS ** NO CHAIN **** A very well appointed, detached bungalow with open field views to the front of the property. In brief accommodation comprises: Entrance hall, lounge, kitchen, dining/study, separate shower room, three double bedrooms, off road parking. The rear garden, paved patio, area laid to lawn, outside light. Call to book your viewing **ANYTIME ~ 01406 424441**

Accommodation Comprises:

Entrance Hall

Radiator, laminate flooring, telephone point, central heating thermostat, coving to ceiling with recessed ceiling spotlights and smoke detector, storage cupboard, access to fully boarded double insulated loft space with pull down ladder and lighting, door to:

Kitchen 3.26m (10'8") x 2.99m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, halogen hob with extractor hood over, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling with recessed ceiling spotlights, door to:

Dining Room/Study 4.47m (14'8") max x 3.55m (11'8") max

PVCu double glazed window to rear, radiator, laminate flooring, coving to ceiling, PVCu double glazed rear door to garden.

Lounge 4.52m (14'10") x 3.43m (11'3")

PVCu double glazed window to front, contemporary electric fire with modern surround with TV wall bracket, radiators, TV point, coving to ceiling with recessed ceiling spotlights.

Bedroom 1 3.36m (11') x 3.17m (10'5")

PVCu double glazed window to front, radiator, telephone point, TV aerial point(s), coving to textured ceiling.

Bedroom 2 3.39m (11'1") x 2.77m (9'1")

PVCu double glazed window to rear, fitted double wardrobe with hanging rails and shelving, radiator, coving to ceiling.

Bedroom3/Sitting Room 5.01m (16'5") max x 2.63m (8'8") max

PVCu double glazed window to side, double radiator, laminate flooring, telephone point, coving to ceiling with recessed ceiling spotlights, new PVCu double glazed patio doors to front aspect.

Shower Room

Fitted with three piece suite comprising double shower cubicle with fitted mains shower and glass door, pedestal wash hand basin, close coupled WC, extractor fan, fully ceramic tiled walls, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring, coving to ceiling.

Outside:

The front is open plan, laid with decorative granite chippings providing generous off-road parking, outside lighting. Side gate to rear garden enclosed with hedging, mainly laid to lawn with a paved patio area, boiler serving heating and hot water, garden wooden store, outside lighting, outside tap.

Directions:

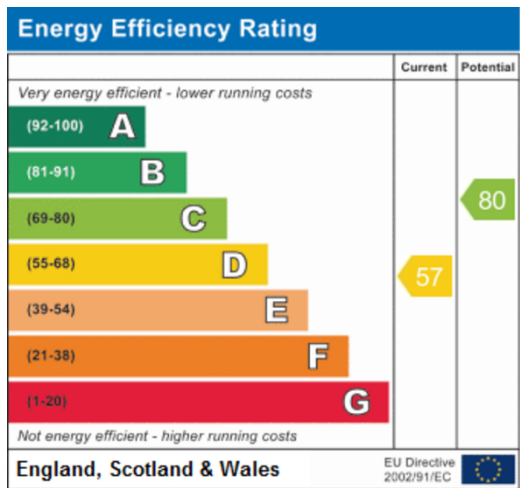
Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right on to the A17. Continue along then at the first Café turn left onto Hurn Road then immediate left again onto Washway Road where the property can be found on your left-hand side. For satellite navigation the property postal code is: PE12 7PP.

Council Tax Band

Band B £1424.92 South Holland District Council.

EPC - D





Ground Floor

Approx. 88.2 sq. metres (949.1 sq. feet)



Total area: approx. 88.2 sq. metres (949.1 sq. feet)

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

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week – CALL US ANYTIME!

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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misdescriptions Act 1991

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