

Letsgetyoumoving.co.uk  
L G Y M Estate Agents  
Family Run - Property Professionals



## College Close, Holbeach £199,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



A three-bed detached family home situated in a popular location with off road parking and a single garage. In brief: Entrance hall, lounge with open plan dining room, fitted kitchen/breakfast, WC, utility room. First floor to three bedrooms and family bathroom. Enclosed rear garden - Call us ANYTIME to arrange your viewing - 01406 424441.

### Accommodation Comprises:

PVCu double glazed entrance door to:

#### Porch

Textured ceiling, part glazed entrance door to:

#### Entrance Hall

Radiator, telephone point, central heating thermostat, textured ceiling, stairs to first floor landing, door to:

#### Lounge 4.32m (14'2") x 3.57m (11'9")

PVCu double glazed window to front, electric fire with wooden surround and hearth, radiator, open plan to dining room.

#### Dining Room 2.90m (9'6") x 2.58m (8'6")

PVCu double glazed window to rear, radiator, textured ceiling.

#### Kitchen/Breakfast Room 2.84m (9'4") x 2.74m (9')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, serving hatch to dining room, plumbing for dishwasher, space for fridge/freezer, gas and electric points for cooker, PVCu double glazed window to rear, radiator, ceramic tiled flooring, textured ceiling, storage cupboard, door to:

#### Utility Room 2.38m (7'10") x 1.94m (6'4")

With worktop space over, wall mounted gas boiler serving heating system, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed windows, ceramic tiled flooring, PVCu double glazed entrance door to garden, door to storage cupboard.

#### WC

PVCu double glazed window to side, close coupled WC, ceramic tiled flooring, textured ceiling.

#### First Floor Landing

PVCu double glazed window to side, textured ceiling, access to insulated loft space, door to:

**Bedroom 1 4.02m (13'2") x 3.00m (9'10")**

PVCu double glazed window to front, radiator, telephone point, TV point, textured ceiling.

**Bedroom 2 3.21m (10'6") x 3.01m (9'11")**

PVCu double glazed window to rear, radiator, telephone point, textured ceiling.

**Bedroom 3 2.79m (9'2") max x 2.39m (7'10")**

PVCu double glazed window to front, radiator, textured ceiling.

**Family Bathroom**

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, fully ceramic tiled walls, PVCu opaque double-glazed window to rear, airing cupboard housing the hot water cylinder and shelving, radiator, vinyl floor covering, textured ceiling.

**Garage 4.65m (15'3") x 2.40m (7'10")**

Attached brick-built garage with power and light connected, single glazed window to side, up and over door.

**Outside**

The front of the property is open plan, low maintenance gravel, to give off road parking leading to a single garage, path leading to the rear garden mainly laid to lawn, patio area, garden store, the garden is mainly enclosed by wood panel fencing.

**Directions**

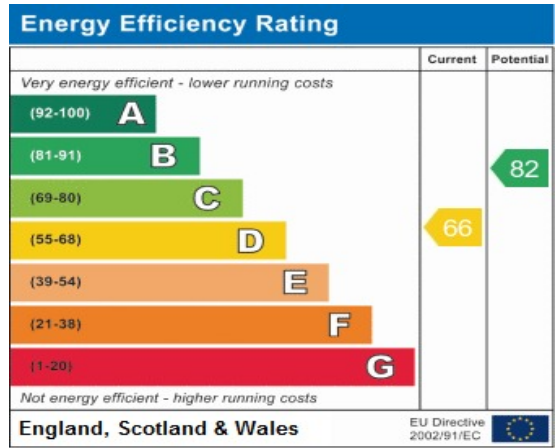
Leave our Church Street office and turn left on to West End. Continue along Spalding Road, turn left on to Western Avenue then left on to College Close. For the purpose of satellite navigation, the property postal code is: PE12 7BL.

**Council Tax Band**

Band C £1628.48 - South Holland District Council

**EPC:** D.

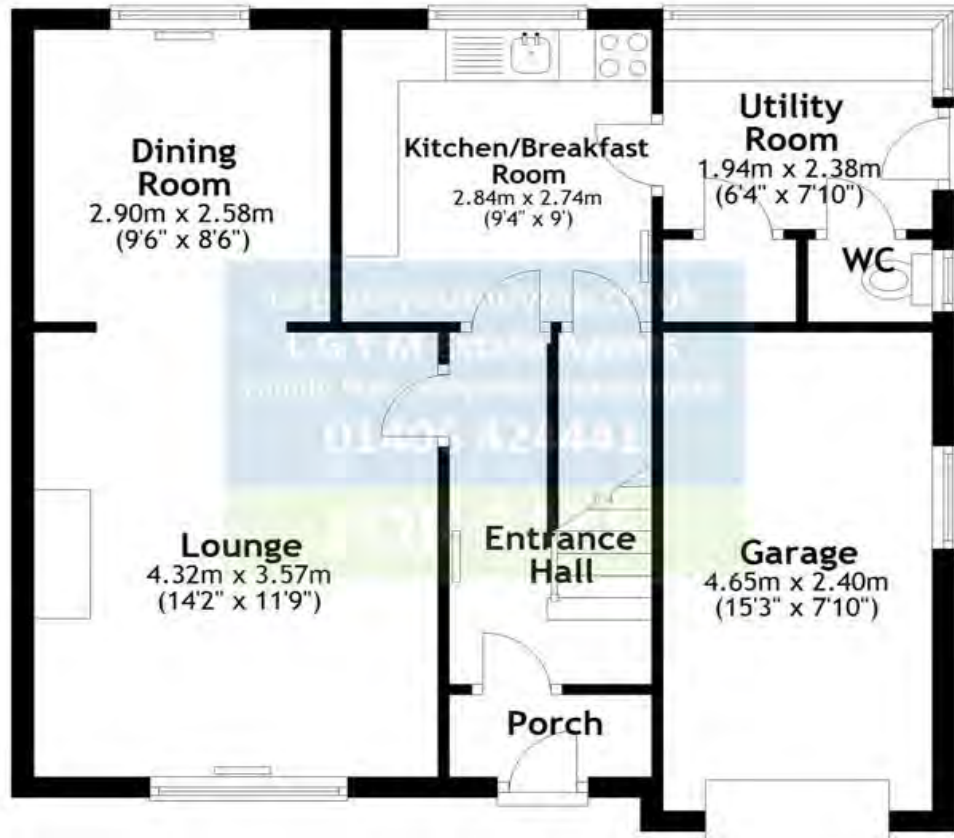




Reference:  
College Close, Holbeach

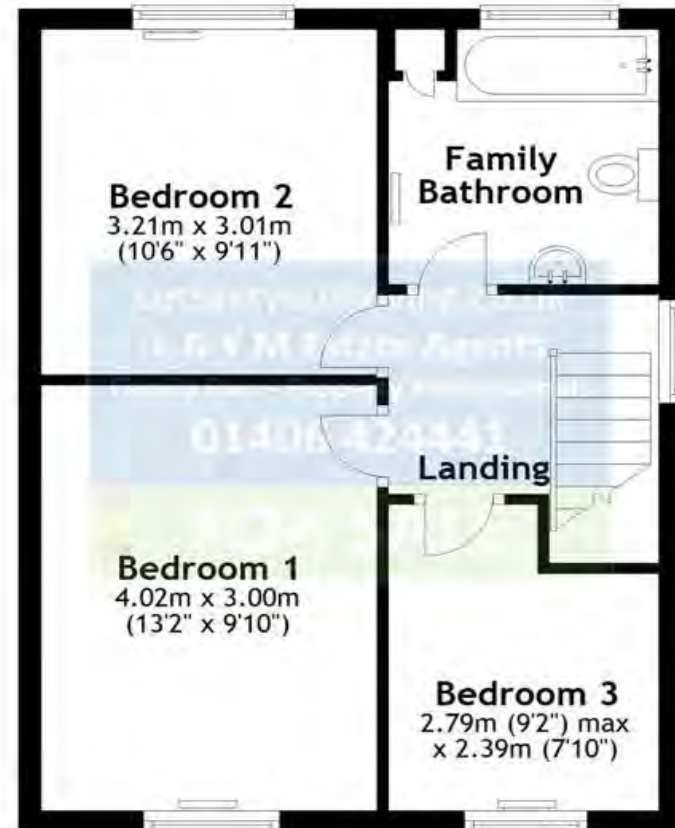
### Ground Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 99.6 sq. metres (1072.5 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!

RIGHTMOVE - ZOOPLA - ON THE MARKET - ALL MAJOR WEB SITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best “25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

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

For clarification we wish to inform any prospective purchasers that these particulars have been prepared as a general guide only and their accuracy is not guaranteed, they do not form part of any contract. These details, pictures and floor plans where applicable remain the property of letsgetyoumoving.co.uk and may not be duplicated, copied or used in any other way without our consent. We have not carried out a detailed survey nor test of services, appliances nor any other specific things mentioned. Any buyer is advised to obtain verification from their solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.

**L G Y M Estate Agents**  
Providing the Ultimate Service  
in Holbeach

Open 9am - 9pm 7 Days A Week  
[www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)  
**01406 424441**