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L G Y M Estate Agents
Family Run - Property Professionals

John Harrison Way, Holbeach £225,000

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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

** NO CHAIN ** This spacious detached family home is located in the town of Holbeach. The property has an enclosed rear garden, three double bedrooms and en-suite shower room. In brief : Entrance hall, lounge, dining room, kitchen, cloakroom, utility, first floor to bedroom one with En-suite, two further double bedrooms and the family bathroom. Outside off road parking, enclosed rear garden, detached single garage.

Accommodation Comprises:

Double glazed entrance door with matching side panel to:

Entrance Hall
Radiator, telephone point, central heating thermostat, smoke detector, stairs to first floor landing, door to:

Living Room 5.18m (17') max x 4.33m (14'2") max
Two PVCu double glazed windows to front, two radiators, satellite TV point(s) open plan to:

Dining Room 3.12m (10'3") x 2.69m (8'10")
Double radiator, PVCu double glazed patio door.

Kitchen 3.02m (9'11") x 2.67m (8'9")
Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, radiator, ceramic tiled flooring, recessed ceiling spotlights, door to:

Utility Room 2.88m (9'5") x 1.59m (5'3")
With worktop space over, wall mounted gas boiler serving heating system, plumbing for automatic washing machine, space for tumble dryer, radiator, ceramic tiled flooring with recessed ceiling spotlights, double glazed entrance door to garden.

Cloakroom
Fitted with two-piece suite wall mounted wash hand basin, close coupled WC, extractor fan, radiator, ceramic tiled flooring.

First Floor Landing
Radiator, access to insulated loft space, airing cupboard housing, hot water cylinder, linen shelving, door to:
Bedroom 1 3.64m (11'11") x 3.01m (9'11") max
PVCu double glazed window to rear, radiator, telephone point, TV point, built-in double wardrobes with hanging rails and shelving.

En-suite Shower Room
Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower, glass door, close coupled WC, part ceramic tiled walls, PVCu double glazed window to rear, radiator, vinyl floor covering with recessed ceiling spotlights, door to:

Bedroom 2 3.85m (12'7") max x 3.12m (10'3") max
Two PVCu double glazed windows to front, radiator, TV point, built-in wardrobes with hanging rail.

Bedroom 3 3.03m (9'11") x 2.97m (9'9")
PVCu double glazed window to front, fitted double wardrobe with hanging rail and shelving, radiator, TV point, door to:

Family Bathroom
Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, PVCu double glazed window to rear, radiator, vinyl floor covering with recessed ceiling spotlights.

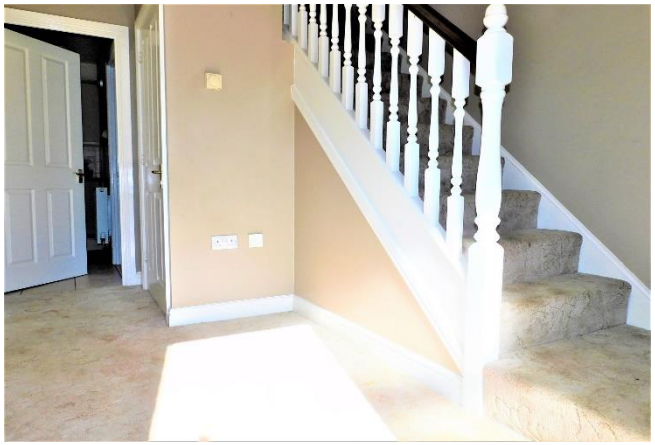
Garage 5.10m (16’9”) x 2.56m (8’5”)
Detached brick built single garage with power and light connected, eaves storage space, up and over door.

Outside
The front is open plan with area laid to lawn paved drive leading to single garage, side gate entrance to the enclosed rear garden mainly laid to lawn with flower and decorative slate borders.

Directions
Leave our Church Street office and turn left at the traffic lights on to West End, continue along on to Spalding Road. At the roundabout take your first exit on to Greenwich Avenue, then your next left onto John Harrison Way where the property can be located on the left-hand side. For satellite navigation, the property postal code is: PE12 7JH.

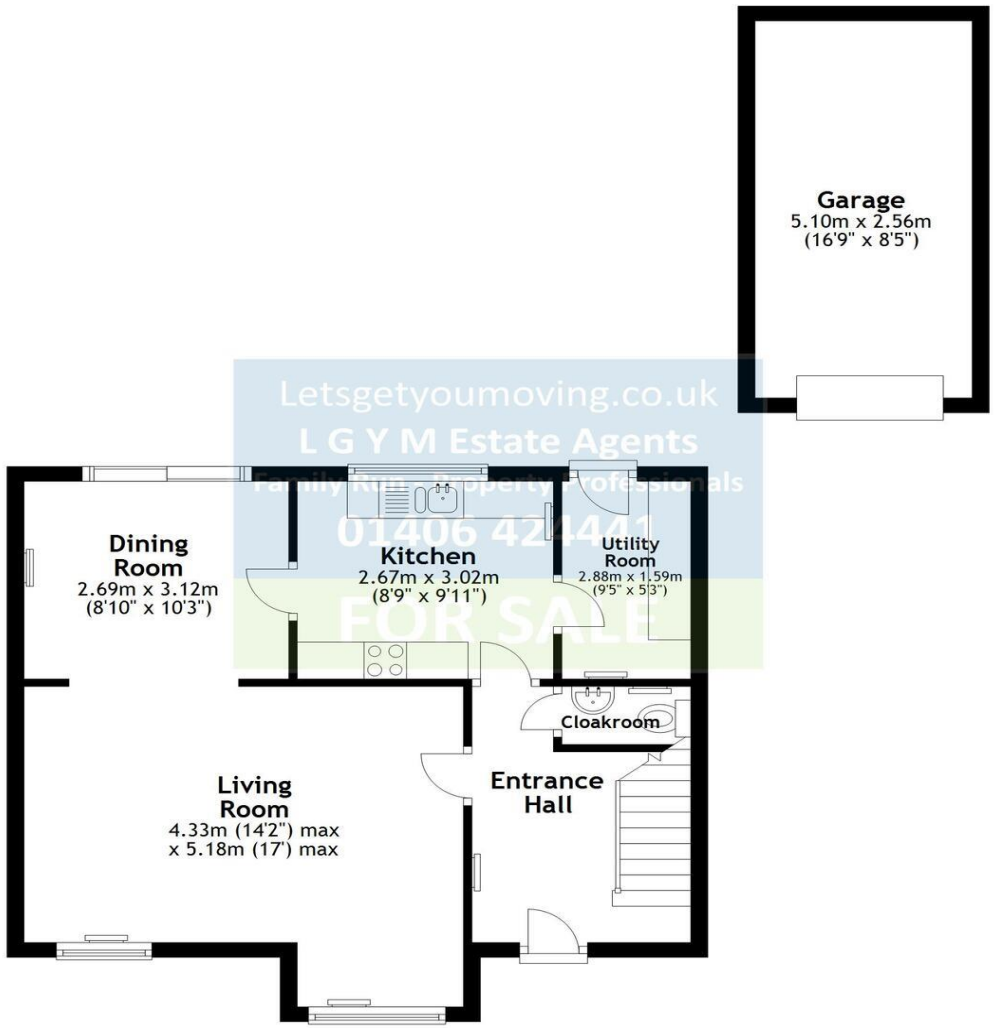
Council Tax Band
Band C - £1671.48 South Holland District Council

EPC - C



Ground Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



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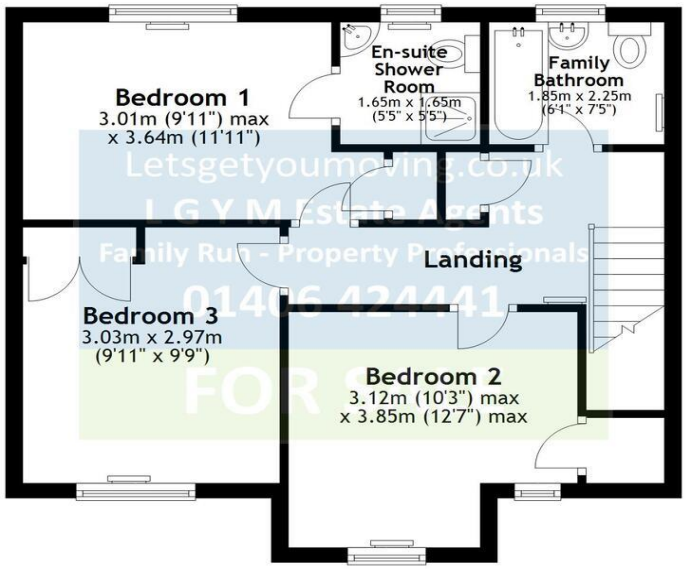
First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



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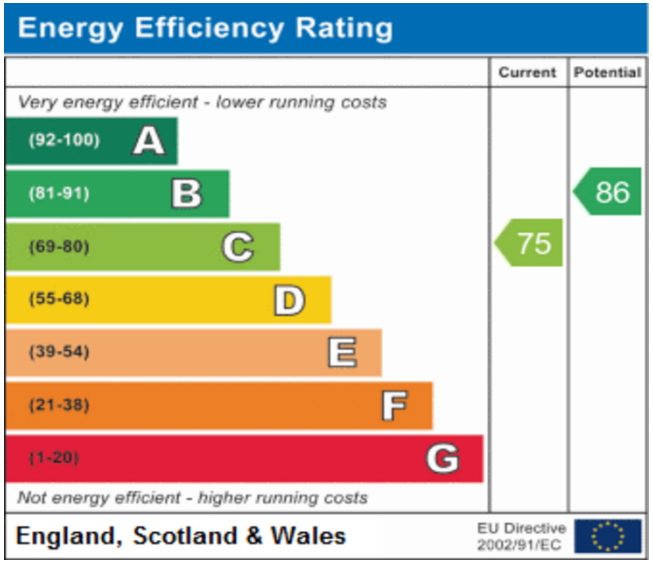
Total area: approx. 113.8 sq. metres (1225.0 sq. feet)

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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Misrepresentation Act 1991

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