

## Fairfields, Holbeach

£169,995



A linked detached two-bedroom property in the town of Holbeach, close to local amenities. In brief: Entrance hall, lounge, kitchen/diner, first floor to two double bedrooms and shower room, Outside is open plan with area laid to lawn, gravel driveway leading to a single garage, side gate leading to the enclosed rear garden mainly laid to lawn.

**Call us on 01406 424441 to book your viewing.**

**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



## Accommodation Comprises:

PVCu double glazed entrance door to:

### **Porch**

PVCu double glazed entrance door, door to:

### **Lounge 5.07m (16'8") x 3.73m (12'3")**

PVCu double glazed bow window to front, gas fire with wooden surround and marble inset and hearth, radiator, telephone point, satellite TV point(s), central heating thermostat, coving to textured ceiling, stairs to first floor landing, door to:

### **Kitchen/Diner 5.05m (16'7") max x 2.63m (8'8") max**

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, tiled surround, fitted fridge/freezer and automatic washing machine, fitted cooker with fan assisted double oven, built-in four ring halogen hob with extractor hood over, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling, PVCu double glazed entrance door to garden, door to under stair storage cupboard.

### **First Floor Landing**

PVCu double glazed window to rear, coving to textured ceiling, access to insulated loft space, airing cupboard housing hot water cylinder, linen shelving, wall mounted gas boiler serving heating system, door to:

### **Bedroom 1 4.75m (15'7") x 3.09m (10'2")**

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising with hanging rails, radiator, telephone point, TV point, coving to textured ceiling.

### **Bedroom 2 2.99m (9'10") x 2.39m (7'10")**

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

### **Shower Room**

Fitted with three-piece suite comprising double shower enclosure with fitted electric shower and glass screen, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, PVCu opaque double-glazed window to rear, vinyl floor covering.

### **Garage 4.83m (15'10") x 2.65m (8'8")**

Attached brick built single garage with power and light connected, Up and over door, PVC double glazed entrance door to the garden.

### **Outside**

The front garden is open plan, driveway to off road private parking leading to the attached single garage, with area laid to lawn, side gate to the rear garden, enclosed by wood panel fencing, mainly laid to lawn.

### **Directions**

Leave our Church Street office and turn left at the traffic lights on to West End, continue along on to Spalding Road turn right onto Fairfields, take your first right where the property can be located on the right-hand side. For satellite navigation, the property postal code is: PE12 7JE.

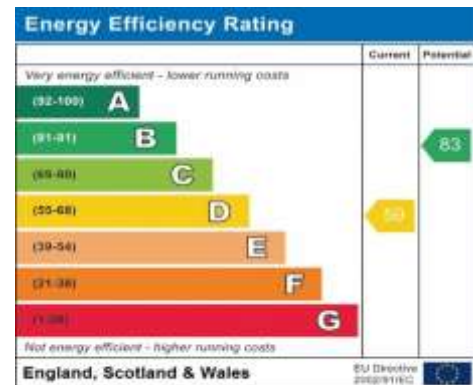
### **Council Tax Band**

Band B £1462.54 South Holland District Council.

**EPC:** D.







Reference:  
Fairfields, Holbeach

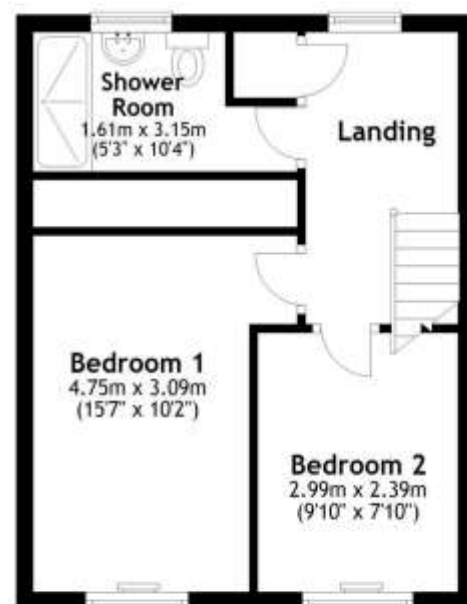
### Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 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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Misdescriptions Act 1991

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