



## Stukeley Road, Holbeach £195,000

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



SEMI DETACHED FAMILY HOME - THREE DOUBLE BEDROOMS. Letsgetyoumoving are delighted to offer for sale this family home situated in a popular location just outside of Holbeach town centre which benefits from gas fired central heating, PVCu double glazing with good size rear garden, detached garage. In brief accommodation comprises: Entrance hall, lounge open plan to dining room, inner hallway with staircase to first floor landing, kitchen, ground floor family bathroom.

## Accommodation Comprises:

Single Glazed entrance door to:

Entrance Hall

Radiator, coving to ceiling, door to:

Dining Area 4.50m (14'9") x 3.23m (10'7")

PVCu double glazed window to rear, radiator, telephone point, coving to ceiling, open plan to:

Lounge 3.31m (10'10") max x 3.30m (10'10")

PVCu double glazed bay window to front, fitted coal effect gas fire with wooden surround and marble inset and hearth, TV point, coving to ceiling.

Inner Hallway PVCu double glazed window to side, central heating thermostat, stairs to first floor landing with under-stairs storage cupboard, door to:

Kitchen 3.43m (11'3") x 2.70m (8'10")

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 with tiled surround, newly fitted wall mounted gas boiler serving heating system and domestic hot water, integrated fridge and dishwasher, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, PVCu double glazed window to side, ceramic tiled flooring, coving to ceiling, PVCu double opaque door to garden, door to:

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath with hand shower attachment over, vanity wash hand basin with base cupboard and half ceramic tiled walls, tiled shower enclosure with fitted shower and glass doors, WC with hidden cistern, extractor fan, PVCu opaque double-glazed window to side, radiator, vinyl floor covering.

First floor Landing

PVCu double glazed window to side, door to:

Bedroom 1 4.54m (14'11") x 3.21m (10'6")

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

Bedroom 2 3.50m (11'6") x 3.23m (10'7")

PVCu double glazed window to rear, radiators, coving to ceiling.

Bedroom 3 3.45m (11'4") x 2.65m (8'8")

PVCu double glazed window to side, radiator.

Detached Single Garage (5.36m x 3.98m)

Up and over door with power and lighting connected.

#### Outside

The front of the property is open plan with ample parking for two cars, leading to detached single concrete sectional garage, side gate leading to rear enclosed garden large patio area, area laid to lawn , flower and shrub borders, vegetable plots, greenhouse, outside lighting and outside tap.

#### Directions

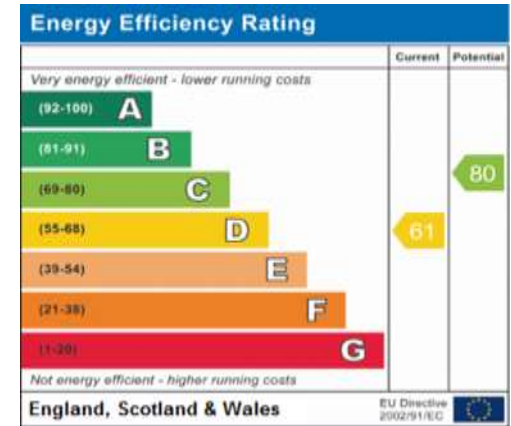
On leaving the office turn right, when you reach the fork in the road turn right onto Hall Gate, then right again on to Stukeley Road, where the property can be located on your left-hand side. For satellite purpose the postcode is PE12 7LQ.

#### Council Tax Band

Band B £1462.54 South Holland District Council.

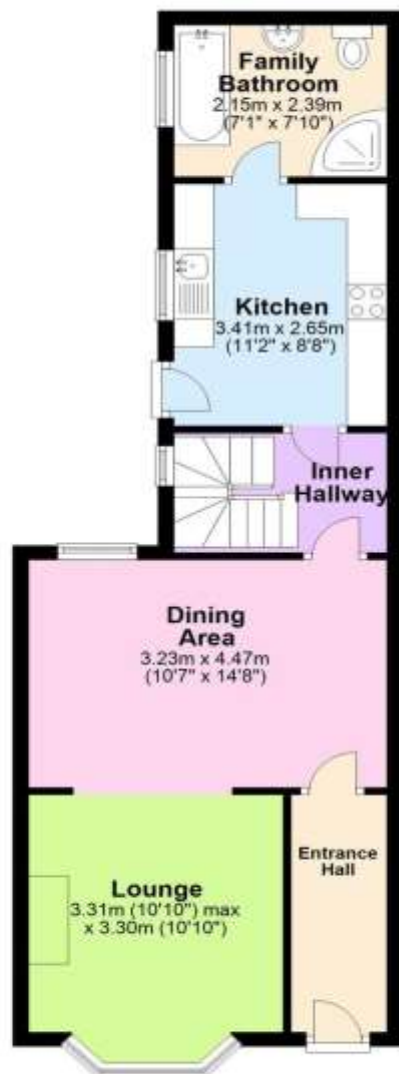
#### EPC D





### Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 93.2 sq. metres (1003.2 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 WEBSITE 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.

Misrepresentation 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**