



## Thomas De Moulton Way, Holbeach - £289,995

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



A spacious three-bedroom bungalow being offered with no chain located close to Holbeach town centre. In brief accommodation comprises: Entrance Hall, kitchen/breakfast, lounge, two conservatories, three double bedrooms, En-suite, family bathroom. loft storage room, brick-built store, parking, enclosed rear garden.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Oak flooring, telephone point, coving to ceiling, access to fully boarded loft room with pull down ladder, power and light connected, door to airing cupboard housing hot water cylinder and shelving, door to:

Kitchen/Breakfast Room 4.85m (15'11") x 3.09m (10'2")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled surround, integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to front, ceramic tiled flooring, TV point, coving to ceiling with recessed ceiling spotlights, PVCu double glazed French doors to conservatory, door to:

Conservatory

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power connected, ceramic tiled flooring, PVCu double glazed entrance door to garden.

Lounge 4.87m (16') x 3.54m (11'7")

Two PVCu double glazed windows to rear, wood burner, wooden mantle over, oak flooring, telephone point, TV point, two wall lights, coving to ceiling, PVCu double glazed French doors to:

Conservatory

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, TV point, double radiator, ceramic tiled flooring, two wall lights, PVCu double glazed French door to garden.

Main Bedroom 5.59m (18'4") max x 4.28m (14'1") max

PVCu double glazed window to front, fitted bedroom suite built-in double wardrobe with hanging rails and shelving, two radiators, laminate flooring, TV point, coving to ceiling, access to loft space, PVCu double French doors to garden, door to:

En-suite Shower Room

Fitted with three-piece suite comprising tiled shower cubicle with fitted shower and glass door, vanity wash hand basin with base cupboard, drawers, tiled surround, close coupled WC, PVCu opaque double-glazed window to front, heated towel rail, ceramic tiled flooring, coving to ceiling.

Bedroom 2 3.35m (11') x 2.85m (9'4")

PVCu double glazed window to side, fitted bedroom suite built-in double wardrobe with hanging rail and shelving, radiator, laminate flooring, coving to ceiling.

Bedroom 3 2.84m (9'4") x 2.69m (8'10")

PVCu double glazed window to front, fitted bedroom suite built-in double wardrobe with hanging rail and shelving, radiator, laminate flooring, coving to ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, part ceramic tiled walls, extractor fan, shaver point, PVCu opaque double-glazed window to front, radiator, ceramic tiled flooring, coving to ceiling.

Garage 4.91m (16'1") x 2.76m (9'1")

Detached single garage with rear door, power and light connected, wall mounted gas boiler serving heating system and domestic hot water, Up and over door.

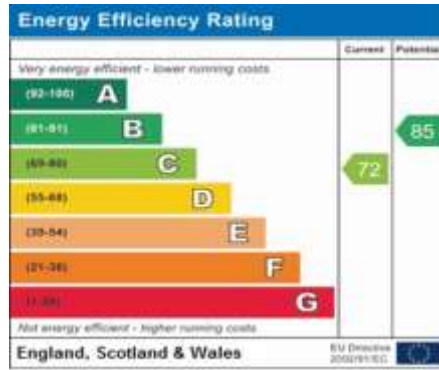
Workshop 6.75m ( 22'2" ) x 4.61m (15'2")

Brick built with PVCu double glazed entrance door, sink unit with drainer, plumbing for washing machine, light and power connected.







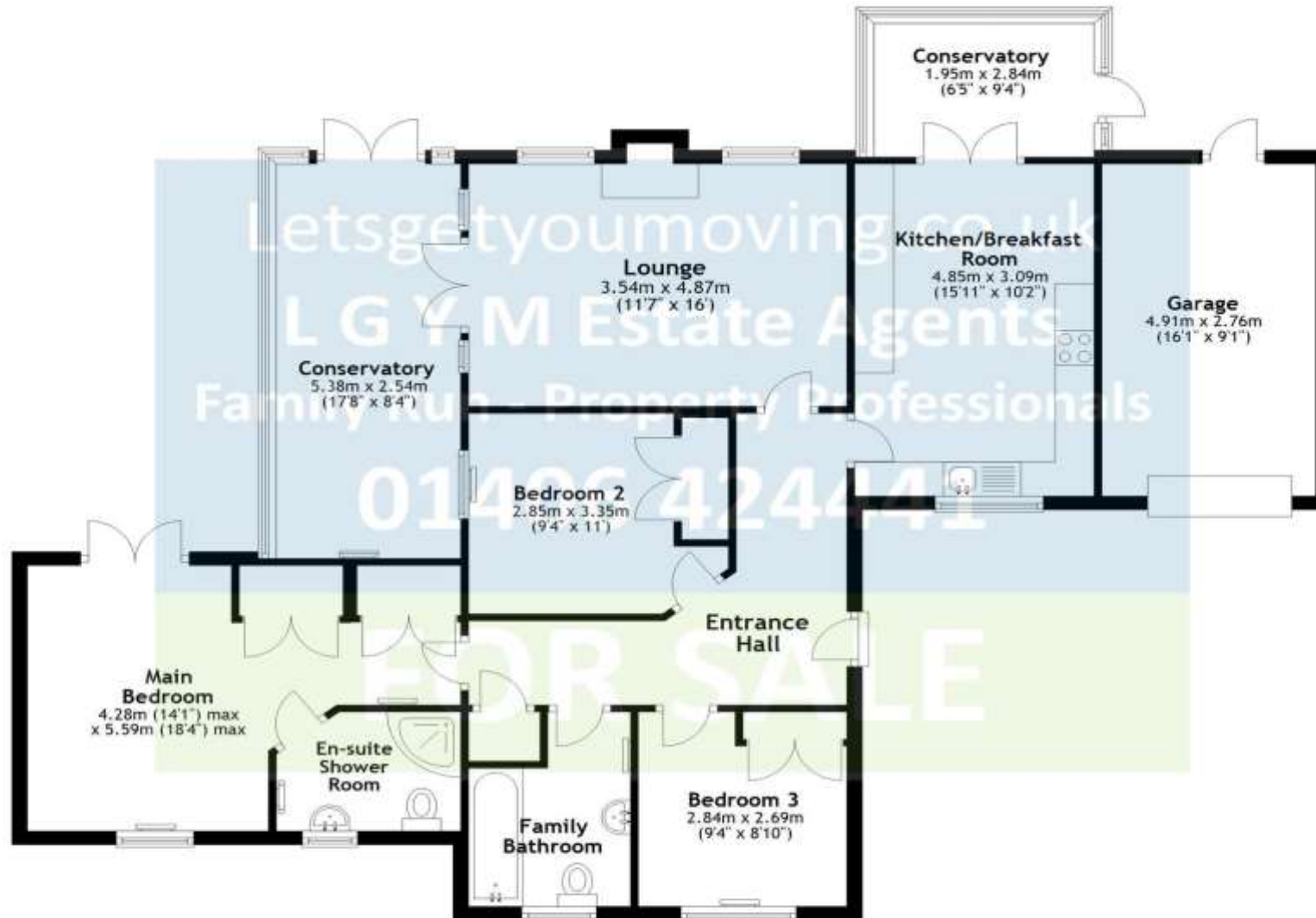


Reference:  
Thomas De Moulton Way



## Ground Floor

Approx. 124.5 sq. metres (1340.5 sq. feet)



Total area: approx. 124.5 sq. metres (1340.5 sq. feet)

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

## Disclaimer

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