



Edinburgh Walk, Holbeach £329,995

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



**** NO CHAIN ** A wonderful family home situated in a non-estate location close to local schools and amenities being offered with no onward chain which benefits from gas fired central heating and PVCu double glazing. In brief accommodated comprises: Spacious entrance hall, lounge, separate dining room/family room, fully fitted kitchen breakfast, utility room, ground floor cloakroom. First floor to four bedrooms and the re-fitted family bathroom. Outside: Ample off-road parking, garage and gardens**

Accommodation Comprises:

Composite entrance door with glazed inserts to:

Entrance Hall 4.73m x 1.82m max (15'6" x 5'11")

Cove to textured ceiling, staircase to first floor landing, radiator, smoke detector, feature archway to:

Separate Dining Room/Family Room 4.90m x 3.15m max (16'0" x 10'4")

Cove to textured ceiling, radiator, wall light points, PVCu double glazed window to front aspect.

Lounge 6.53m x 3.68m (21'5" x 12')

TV point, telephone point, wall light points, 2 x double radiators, PVCu double glazed window to front aspect, PVCu sliding patio doors to the rear garden.

Fitted kitchen/Breakfast Room 5.21m x 3.33m max (17'1" x 10'11")

Fitted with a matching range of wall mounted units, display cabinets with underlighting and floor standing units with multi shelf units with worktop space over, composite single drainer sink unit with swan neck mixer tap, tiled splashback, integrated larder fridge, integrated full size dishwasher, 4 ring NEFF gas hob with extractor canopy over, built in eye level NEFF fan assisted double oven and grill, cove to ceiling with recessed spotlights, TV point, ceramic tiled flooring, PVCu double glazed window to rear aspect, door to built in understairs storage cupboard, door to:

Utility Room 3.58m x 2.30m max (11'8" x 7'6")

Fitted with a range of floor standing units with work top space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for tumble dryer over, space for low level freezer, PVCu double glazed door to rear exit, door to:

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled WC, wall mounted hand wash basin with tiled splashback, wall mounted electric heater, PVCu opaque double-glazed window to side aspect.

First Floor Landing

Cove to textured ceiling with access to insulated loft space, smoke detector, PVCu double glazed window to front aspect, door to:

Bedroom 1 3.64m x 3.22m (11'11" x 10'6")

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

Bedroom 2 3.51m x 3.15m (11'6" x 10'4")

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

Bedroom 3 3.69m x 3.11m (12'1" x 10'2")

Textured ceiling, radiator, PVCu double glazed window to rear aspect.

Bedroom 4 3.16m x 2.83m (10'4" x 9'3") max

Textured ceiling, radiator, PVCu double glazed window to rear aspect, door to built in airing cupboard housing wall mounted gas fired central heating boiler servicing heating and domestic hot water, hot water cylinder with linen shelving, wall mounted central heating and hot water control panel.

Family Bathroom 2.70m x 1.75m (8'10" x 8')

Fitted with a three-piece suite comprising: Deep panel P-shaped bath with shower over, tiled surrounds, wall mounted wash hand basin with mixer tap, storage cupboard under, vanity unit over with lighting, close coupled dual flush WC, radiator, cove to textured ceiling with recessed spotlights, radiator, PVCu opaque double-glazed window to rear aspect.

Outside:

The front garden is enclosed with wooden fencing and mature hedging with inset shrub borders, courtesy lighting. Double gated access to block paved driveway providing ample off-road parking and turning point leading to:

Attached single garage (4.94m x 2.47m)

With up and over door, power and light connected.

Gated access to the side leads to the rear enclosed good size garden, being private and not overlooked. Large paved patio area with area laid to lawn with flower and shrub border, outside water tap, courtesy lighting, timber garden store and summerhouse.

Directions:

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along to Fleet Street turning left at the Police station onto Edinburgh Walk, continue along where the property can be located on the right-hand side. For satellite navigation the property postcode is: PE12 7AP.

Council Tax Banding

C - £1845.60 South Holland District Council 2023/4

EPC: D







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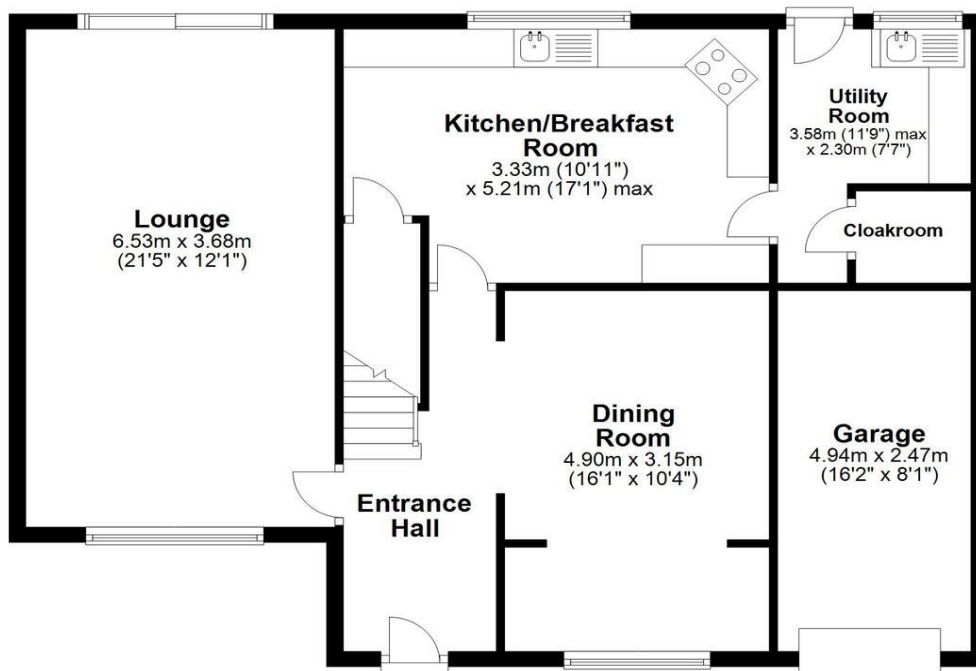


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

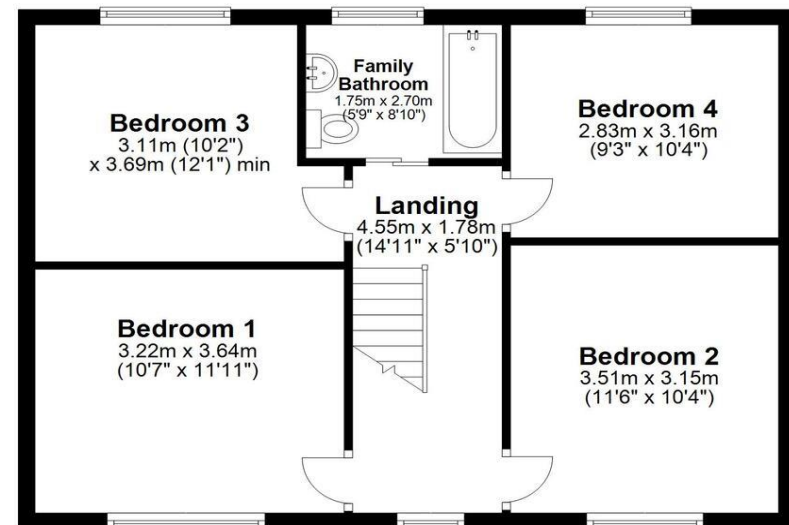
Ground Floor

Approx. 89.3 sq. metres (960.9 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 148.6 sq. metres (1599.3 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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