



The Tenters, Holbeach Town Centre £224,995

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

**** TOWN CENTRE LOCATION ** ON BUS ROUTE ** CLOSE TO ALL LOCAL AMENITIES ** We are delighted to offer for sale this detached bungalow situated in the heart of Holbeach, in brief: Entrance porch, entrance hall, lounge, Lean to conservatory, kitchen diner, two double bedrooms, shower room. Outside front and rear gardens, single garage. Call us anytime to book your viewing - 01406 424441.**

Accommodation Comprises:

PVCu double glazed entrance door with matching side panels to:

Entrance Porch 1.80m x 0.83m

Courtesy lighting, part glazed door with matching side panels to:

Entrance Hall 2.16m max x 5.34m

Cove to textured ceiling with access to part boarded loft space with pull down ladder, light point connected, radiator, telephone point, door to built in storage cupboard with shelving, door to built in airing cupboard housing hot water tank with linen shelving, door to:

Lounge 5.18m (17') x 4.37m (14'4")

Feature multi-fuel wood burning stove with marble insert and heart with ornate wooden surround, cove to textured ceiling, TV point, radiator, PVCu double glazed windows to rear aspect, PVCu double glazed sliding patio door to:

Conservatory 3.12m x 1.33m

Part brick to PVCu double glazed construction, power and light connected, polycarbonate roof, PVCu double glazed door to rear garden.

Kitchen Diner 4.00m (13'1") x 3.96m (13')

Fitted with a matching range of wall mounted and floor standing units with worktop space over, one and a quarter bowl stainless steel sink unit with mixer tap, fully tiled surrounds, fitted Country Chef range with 8 burner gas hob, two ovens and grill with pan storage, space for tall standing fridge freezer, radiator, TV point, cove to textured ceiling, ceramic tiled flooring, concealed floor standing gas fired central heating boiler servicing heating and domestic hot water, PVCu double glazed window to rear aspect, PVCu double glazed door to side exit.

Bedroom 1 4.10m (13'5") x 3.80m (12'6")

Radiator, cove to textured ceiling, PVCu double glazed window to front aspect.

Bedroom 2 4.09m (13'5") x 3.06m (10')

Radiator, cove to textured ceiling, PVCu double glazed window to side aspect.

Shower Room 2.95m x 1.97m

Fitted with a three-piece suite comprising: Corner entry shower unit with fitted rainfall shower with hand shower attachment, tiled surround, close coupled dual flush WC, pedestal wash hand basin, fully tiled surrounds, shave point and light, extractor fan, vertical towel radiator, PVCu opaque double-glazed window to side aspect.

Outside

The front garden is partly enclosed with low level brick walling with flower and shrub borders, pathway leads to main entrance door, outside courtesy lighting. Tarmac driveway provides parking for several vehicles with turning point leading to:

Attached brick built single garage 4.87 (16') x 3.18m (10'5")

Up and over door, power and light connected, PVCU opaque double-glazed window to side aspect.

Side gated access leads to the rear South facing garden mainly of low maintenance with paved patio areas, flower and shrub borders with flower planters, outside courtesy lighting, outside water tap, timber garden store, outside power point.

Directions: Leave our Church Street office and turn right at the traffic lights onto High Street, continue along taking the left turn on to Edinburgh Walk (at the Police Station), left again onto The Tinters where the property can be located off the private drive ahead of you on the left-hand side. For satellite navigation, the property postcode is: PE12 7AR.

Council Tax Banding

A - £1384.20 - 2023/24

EPC: TBC

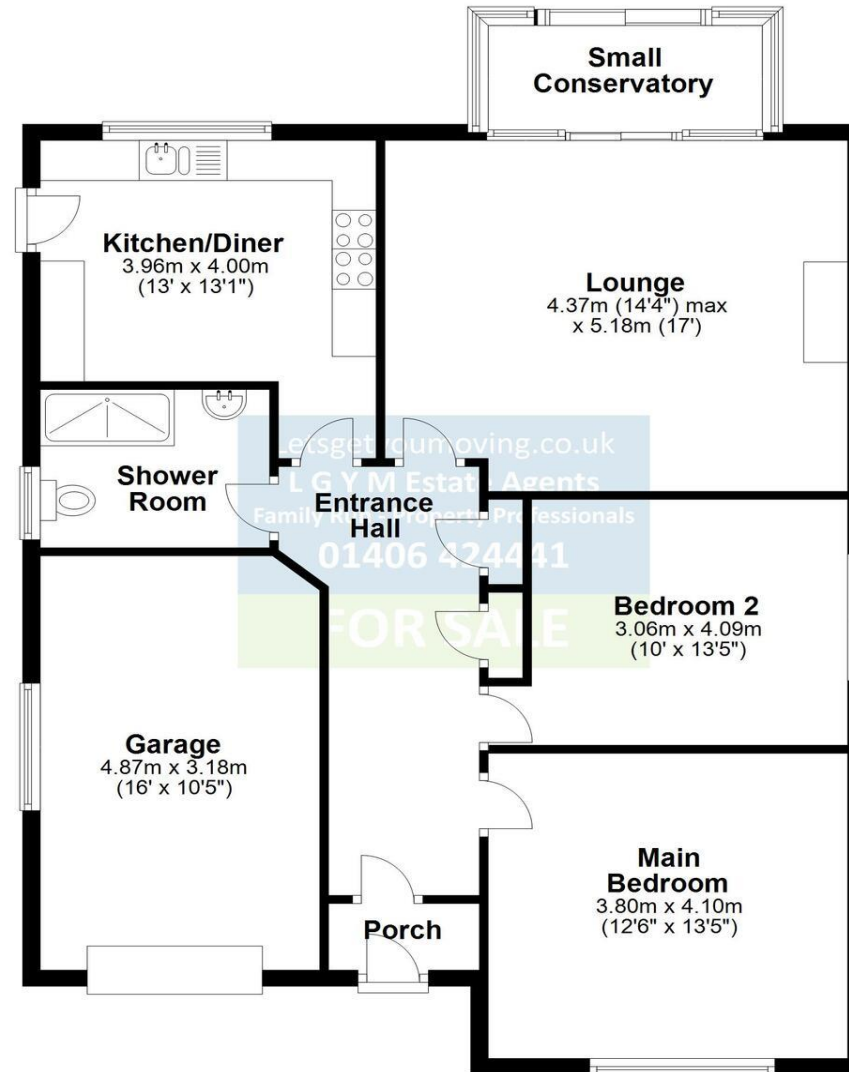
AGENTS NOTE: It is of the Valuers opinion that the garage could be converted subject to planning consents and/or the loft space.





Ground Floor

Approx. 104.0 sq. metres (1119.7 sq. feet)



Total area: approx. 104.0 sq. metres (1119.7 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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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.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008



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