



Hix Close, Holbeach, £220,000 (Offers in excess of)

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

Set in a quiet cul-de-sac location is this spacious and well-presented three-bedroom detached property in the market town of Holbeach. Low maintenance rear garden, off road parking. In brief Entrance Hall, lounge/diner, kitchen, utility room, ground floor cloakroom, first floor landing with three bedrooms and family bathroom, single garage. Viewing is highly recommended.

Call us on - 01406 424441 ANYTIME!

Accommodation Comprises:

Entrance Hall

Radiator, laminate flooring, telephone/broadband point, coving to ceiling with smoke detector, stairs to first floor landing, PVCu double-glazed entrance door with matching side panel, door to:

Lounge/Diner 7.33m (24'1") x 4.74m (15'7") max

PVCu double-glazed window to front and rear, coal effect gas fire with stone surround, inset and hearth, two radiators, telephone point, TV point, coving to ceiling.

Kitchen 2.85m (9'4") x 2.78m (9'1")

Fitted with a matching range of base and eye level units with stone worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap with stone splashbacks, integrated fridge, electric point for cooker, PVCu double-glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling, door to:

Utility Room 2.20m (7'3") x 1.75m (5'9")

Stone worktop space over, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed window to rear, radiator, ceramic tiled flooring, PVCu double-glazed entrance door to side, door to:

Cloakroom

PVCu opaque double-glazed window to side, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard, close coupled WC, fully ceramic tiled walls, ceramic tiled flooring.

First Floor Landing

PVCu double-glazed window to side, coving to ceiling, access to insulated loft space, door to:

Main Bedroom 4.00m (13'1") x 3.00m (9'10")

PVCu double-glazed window to front, fitted wardrobe(s) with hanging rail, shelving, overhead storage cupboards, radiator, coving to textured ceiling.

Bedroom 2 3.25m (10'8") x 3.01m (9'11")

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

Bedroom 3 2.79m (9'2") max x 2.55m (8'5") plus 0.06m (0'3") x 0.06m (0'3")

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

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and glass screen, vanity wash hand basin with base cupboard, close coupled WC, fully ceramic tiled walls, PVCu opaque double-glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling, door to airing cupboard, heated towel rail with wall mounted gas combi-boiler serving heating system and domestic hot water, shelving.

Garage 5.74m (18'10") x 2.20m (7'3")

Attached brick built single garage with power and light connected, glazed window to side, Up and over door.

Outside

The front of the property is an open plan style with decorative granite chipping providing off road parking and leading to the attached single garage, outside lighting. The property is gated to both sides that leads to the enclosed low maintenance rear garden, granite chipping patio area, timber garden store, wood panel fencing, outside lighting.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. Take the left turn onto Western Avenue then left onto Hix Close where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7EN.

Council Tax Banding

Band C - £1,845.60 From April 2023 to March 2024, South Holland District Council.

EPC - C

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 through 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

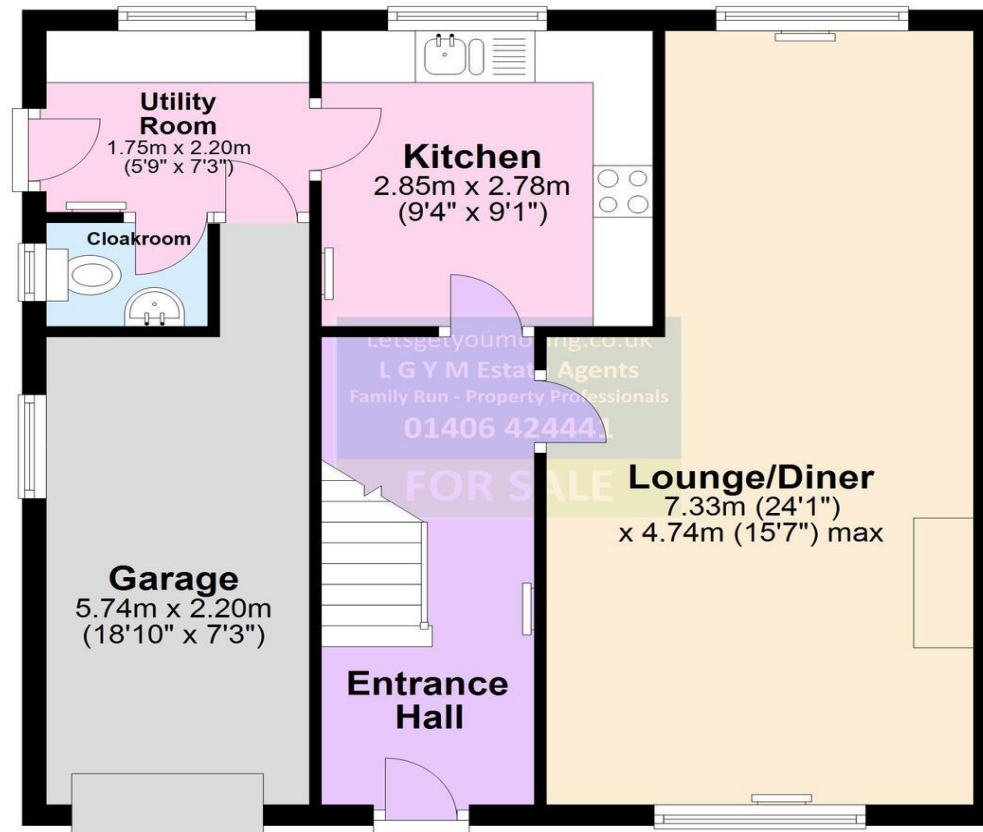




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

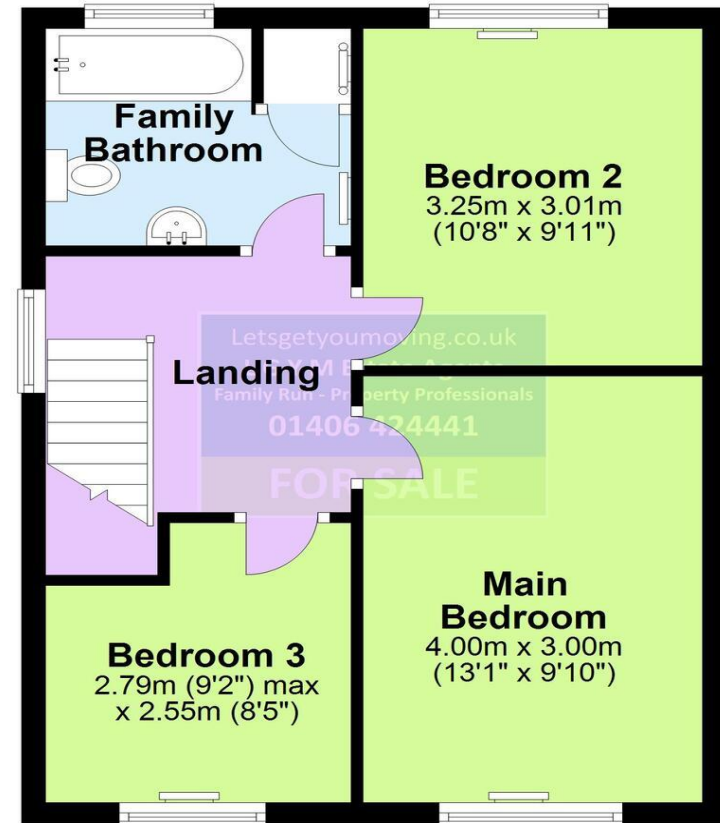
Ground Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 106.0 sq. metres (1140.9 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) Call us ANYTIME!

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