



Angell Lane, Holbeach £166,000

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



A great first time buy or investment property located in walking distance of Holbeach town centre. The property has good off-road parking, an enclosed rear garden and gas-fired central heating. In brief: entrance hall lounge/diner, kitchen, two bedrooms, family bathroom. Outside: front garden with generous off-road parking, the rear garden is enclosed mainly laid to lawn with patio area and garden store.

Call us ANYTIME to arrange your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

PVCu double glazed window to front aspect, textured ceiling, telephone point, staircase for first floor landing, wall mounted central heating thermostat, door to:

Kitchen 2.46m x 2.03m

Fitted with a range of wall mounted units with underlighting and floor standing units with worktop space over, tiled splashback, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge freezer, built in electric oven with 4 ring gas hob with extractor canopy, textured ceiling, ceramic tiled flooring, PVCu double glazed window to front aspect.

Lounge 4.35m max x 3.95m

PVCu double glazed French double doors to rear garden, door to built in understairs storage cupboard housing gas fired central heating boiler, vertical radiator.

First Floor Landing

Textured ceiling, PVCu double glazed window to side aspect, door to built in airing cupboard housing hot water tank with linen shelving, wall mounted heating and hot water control panel, door to:

Bedroom 1 3.00m x 2.95m

Textured ceiling, TV point, radiator, door to built-in over stairs wardrobe with hanging space and shelving, PVCu double glazed window to front aspect.

Bedroom 2 3.32m max Inc built in wardrobes x 2.05m

Textured ceiling, radiator, built in wardrobes with hanging space and storage, PVCu double glazed window to rear aspect.

Re-Fitted Shower Room 1.83m x 1.71m

Fitted with a three-piece suite comprising: Double shower enclosure with fitted mains shower, tiled surrounds, vanity wash hand basin with mixer tap, storage under, close coupled dual flush WC, ceramic tiled flooring, textured ceiling, heated towel rail, PVCu opaque double-glazed window to rear aspect.

Outside:

The front garden is partly enclosed with mature hedging, wooden panel fencing and low-level brick walling. Granite chipped driveway provides ample off-road parking with access to the main entrance door, outside tap. The rear garden which is enclosed with wooden panel fencing with area laid to lawn, raised patio area, further patio area.

Directions:

Leave our Church Street office and turn right onto High Street, continue along past the Co-Op taking the right turn on to Damgate, then right again on to Fishpond Lane, once passed the community centre take the left turn on to Farrow Avenue and then first right onto Angell Lane. The property can be located on the right-hand side (Cul-de-sac location). Property postcode is: PE12 7EW.

COUNCIL TAX - BAND A - £1,449.88 (2024/2025) South Holland District Council.

EPC - D

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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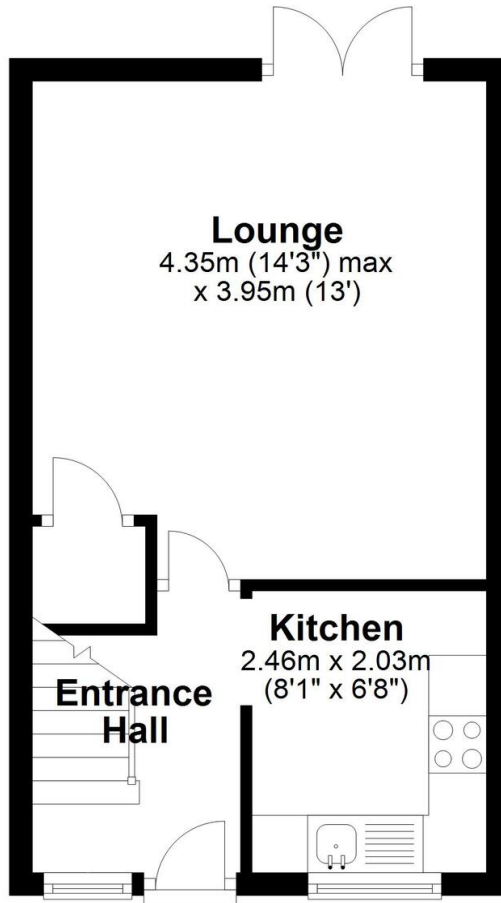
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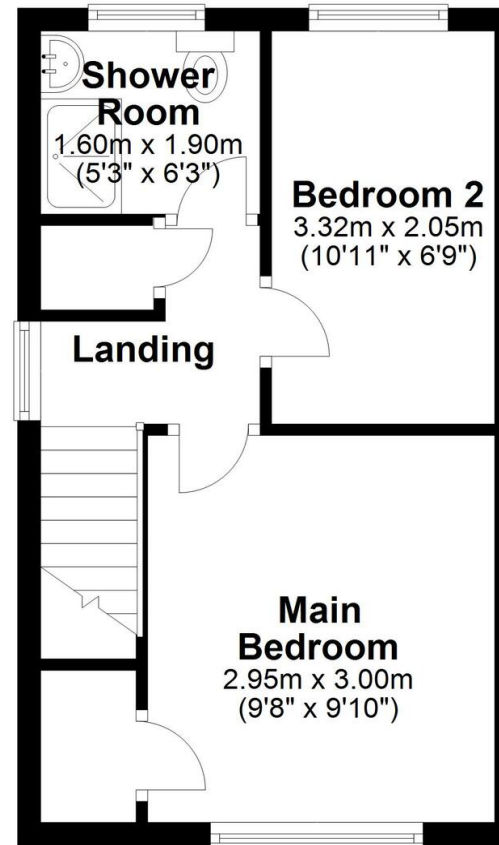
Ground Floor

Approx. 27.2 sq. metres (293.3 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 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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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.