



## Hix Close, Holbeach £239,995

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



**A spacious three-bedroom detached bungalow set in a popular part of Holbeach and within easy walking distance of town centre. In Brief: Porch, inner porch, entrance hall, lounge, kitchen/diner, three double bedrooms, shower room and single garage. Outside: Area laid to lawn, off road parking with car port and single garage, the rear garden is mainly laid to lawn, with patio area. Call us ANYTIME - 01406 424441.**

### Accommodation Comprises:

A spacious three-bedroom detached bungalow set in a popular part of Holbeach and within easy walking distance of town centre. In Brief: Porch, inner porch, entrance hall, lounge, kitchen/diner, three double bedrooms, shower room and single garage. Outside: Area laid to lawn, off road parking with car port and single garage, the rear garden is mainly laid to lawn, with patio area. Call us ANYTIME to arrange your viewing - 01406 424441.

PVCu double glazed entrance door to:

Porch

PVCu double glazed window to front and side, PVCu double glazed entrance door to:

Inner Porch

Coving to textured ceiling, part glazed entrance door to:

Entrance Hall

Airing cupboard housing, hot water cylinder, shelving, radiator, central heating thermostat, coving to textured ceiling with smoke detector, access to insulated loft space, door to:

Lounge 4.46m (14'8") x 3.60m (11'10")

PVCu double glazed window to front, radiator, TV connection point, Sky TV connection point, coving to textured ceiling.

Kitchen/Dining Room 5.03m (16'6") x 3.59m (11'9")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, extractor fan, floor mounted gas boiler serving heating system, plumbing for automatic washing machine, space for fridge/freezer, gas and electric points for cooker, PVCu double glazed window to rear and side, radiator, laminate flooring, coving to textured ceiling.

Main Bedroom 3.59m (11'9") x 3.54m (11'7")

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

Bedroom 2 3.25m (10'8") x 2.97m (9'9")

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

Bedroom 3 3.57m (11'9") x 2.54m (8'4")

PVCu double glazed window to side, radiator, coving to textured ceiling.

Shower Room

Fitted with three-piece suite comprising of fitted electric shower with glass doors, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Garage 4.68m (15'4") x 2.37m (7'9")

Attached brick built single garage with power and lighting, single glazed window to rear, up and over door, rear door.

Outside

The front of the property is open plan with an area laid to lawn with flower and shrub borders, driveway leading to off road parking, car port, and single garage, outside lighting, side entrance to rear garden, area mainly laid to lawn, wood panel fencing, patio area and outside tap.

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 left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7EN.

Council Tax

Band C - £1,933.17 (2024/2025)

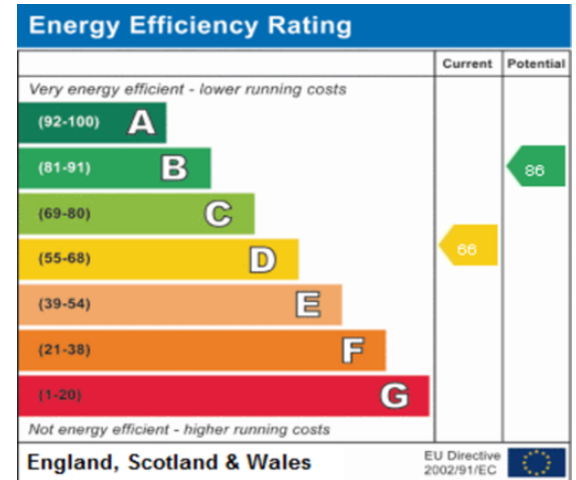
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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





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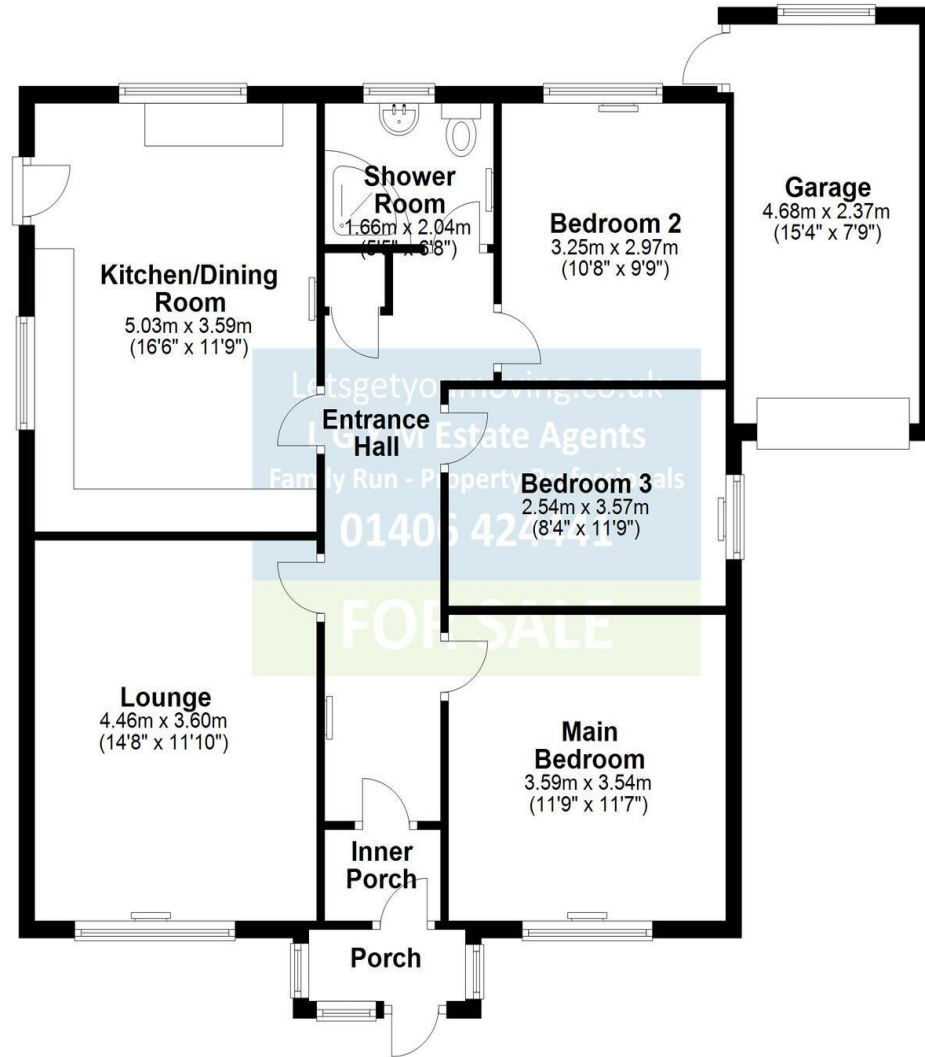
Energy Performance  
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## Ground Floor

Approx. 98.2 sq. metres (1056.6 sq. feet)



Total area: approx. 98.2 sq. metres (1056.6 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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