



Rathkenny Close, Holbeach £149,995

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



Presenting a great opportunity for both first time or investment buyers to purchase this modern, well-maintained two-bedroom property in walking distance of Holbeach town centre. In Brief: porch, lounge, kitchen, cloakroom, stairs to first floor landing two bedrooms and family bathroom. Outside there is a small lawned area with allocated parking for two cars, gated entrance leads to the enclosed rear garden. All floor coverings have been recently replaced. Call us anytime to book your viewing – 7 days a week - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door.

Porch

Vinal floor covering, coved to ceiling, door to:

Lounge 4.55m (14'11") x 3.82m (12'6")

PVCu double glazed window to front, radiator, vinyl floor covering, telephone point, TV point, coving to ceiling, stairs to first floor landing, door to:

Kitchen 3.82m (12'6") x 3.38m (11'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, wall mounted gas boiler serving heating and hot water, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to ceiling, PVCu double glazed entrance door to garden, door to:

Cloakroom

Fitted with a two-piece suite comprising, wall mounted wash hand basin, close coupled WC, extractor fan, tiled splashback, radiator, vinyl floor covering, coving to ceiling.

First Floor Landing

Coving to ceiling, access to insulated loft space, door to:

Main Bedroom 3.82m (12'6") x 3.31m (10'10") PVCu double glazed windows to front, fitted bedroom suite with a range of wardrobes with hanging rails and shelving, bedside cabinets, radiator, telephone point, TV point, coving to ceiling.

Bedroom 2 3.36m (11') x 1.84m (6')

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

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over and shower curtain, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, coving to ceiling.

Outside

The front of the property is open plan with an area laid to lawn, paved area leading to entrance door, outside lighting. There are also two allocated parking spaces. The rear garden is enclosed with wood panel fencing, area laid to lawn paved area, garden store, outside tap and lighting.

Directions

Leave our Church Street office and turn right onto High Street continue along taking the right turn onto St Johns Street (just before the Co-Op) then left on to Fishpond Lane. Once past the nature reserve, turn left onto Rathkenny Close, turn right into the first car parking area, where the property can be located. For the purpose of satellite navigation, the property postcode is: PE12 7ER.

Council Tax

Band A £1,449.88 from April 2024 to March 2025.

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 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(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	

Reference:
Rathkenny Close, Holbeach



www.themortgagepeople.com

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

- House Purchase
- Remortgage
- Buy-to-Let
- Capital Raising
- Debt Consolidation
- Commercial
- Bad Credit History
- Shared Ownership

Whole of market mortgage and protection advice with a local experienced adviser.
Your home may be repossessed if you do not keep up repayments on your mortgage.
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.



**SOUTH LINCS
SURVEYORS**

Your local, independent
building surveyors

📞 01775 422211

✉ info@southlincssurveyors.com

🌐 www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

Energy Performance
Certificates (EPC)

RICS Valuations



DERVENSURE INSURANCE BROKERS LTD

To discuss your needs call **01406 423340**
or pop in to our office:

**44 High Street, Holbeach
Spalding PE12 7ED**

www.dervensure.co.uk

INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

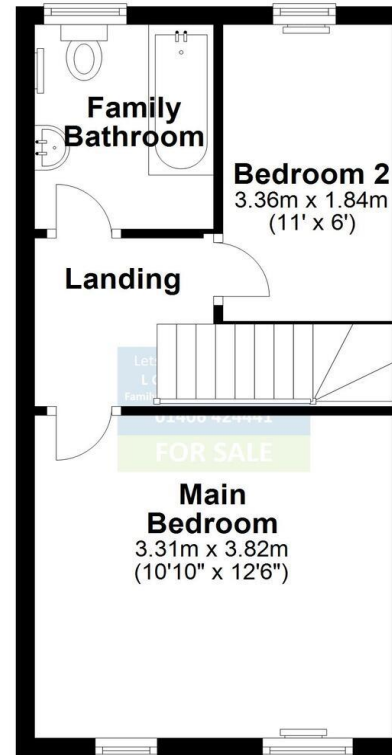
Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 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!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best “25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

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.



Letsgetyoumoving Estate Agents

Let our family
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the scene is brightly lit by natural light from a large window.