



Wheatsheaf Close, Holbeach £264,995

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



An immaculate three bed detached family home which is ready to move into! Viewing is highly recommended. Entrance hall, lounge with dining area, conservatory, fitted kitchen with pantry, rear hallway to utility/shower room and ground floor cloakroom. First floor to three bedrooms and the family bathroom. Off road parking, garage and gardens! Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall 3.89m x 1.96m (12'9" x 6'5")

Cove to textured ceiling, telephone point, staircase to first floor landing, radiator, ceramic tiled flooring, door to:

Lounge 4.47m x 3.63m (14'8" x 11'11")

Cove to textured ceiling, radiator, TV point, satellite TV point, PVCu double glazed window to front aspect, opening to:

Dining Area 3.70m x 2.97m (12'2" x 9'9")

Cove to textured ceiling, radiator, PVCu double glazed sliding patio doors to:

Conservatory 3.35m x 3.05m (10'9" x 10')

Of brick-built construction to PVCu double glazed units with top opening windows with polycarbonate roof, wall light points, 2 x wall mounted heaters, PVCu double glazed French doors to rear garden.

Kitchen 3.69m x 2.62 (12'2" x 8'7")

Fitted with a matching range of wall mounted units with worktop space over, one and a half bowl ceramic single drainer sink unit with mixer tap, tiled splashback, fitted eye level electric fan assisted double oven in matching unit, fitted 5 burner gas hob with extractor canopy, space for tall standing fridge freezer, ceramic tiled flooring, vertical radiator, door to built in under stairs storage cupboard, door to built in pantry with light point connected, PVCu double glazed window to rear aspect, door to:

Rear Hallway 2.39m x 1.03m (7'8" x 3'3")

Ceramic tiled flooring, radiator, PVCu double glazed door to side exit, door to:

Utility/Ground Floor Shower Room 2.38m x 1.53m (7'8" x 5')

Fitted double shower enclosure with electric shower, glass screen and tiled surrounds. Plumbing for washing machine with worktop space over, floor standing gas fired central heating boiler servicing heating and domestic hot water, extractor fan, ceramic tiled flooring, PVCu double glazed window to side aspect.

Separate Cloakroom

Fitted with a two-piece suite comprising: Close coupled dual flush WC, pedestal wash hand basin with mixer tap, tiled surround, ceramic tiled flooring, PVCu double glazed opaque window to side aspect.

First Floor Landing

Cove to textured ceiling with access to loft space, PVCu double glazed window to side aspect, door to:

Main Bedroom 4.47m x 3.37m (14'8" x 11')

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Bedroom 2 3.74m x 3.38m (12'2" x 11'1") max

Cove to textured ceiling, radiator, TV point, door to built in airing cupboard housing hot water tank with linen shelving, PVCu double glazed window to rear aspect.

Bedroom 3 2.34m x 2.28m (7'8" x 7'6")

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Family Bathroom 2.27m x 2.02m max (7'4" x 6'6")

Fitted with a three-piece suite comprising: Deep panel bath with hand shower attachment mixer tap, fully tiled surrounds, extractor fan, pedestal wash hand basin with mixer tap, shaver point, close coupled dual flush WC, cove to textured ceiling, radiator, PVCu double glazed opaque window to rear aspect.

Outside:

The front garden is open plan with area laid to lawn with flower and shrub borders, pathway leads to the main entrance door with storm porch, courtesy lighting. Driveway to the front provides off road parking leading to:

Single Garage 5.06m x 2.46m (16'7" x 8'1")

With up and over door, power and light connected, access to loft storage space.

Gated access to the side leads to the rear garden which is enclosed with wooden panel fencing with paved patio area, area laid to lawn with flower and shrub borders, outside water tap, greenhouse, outside courtesy lighting.

Directions: Leave our Church Street office and turn left at the traffic lights onto West end, proceed onto Spalding Road taking the left turn on to Netherfield's. Following the road take the left turn onto Wheatsheaf close where the property can be located on the left-hand side. For satellite navigation the property postal code is: PE12 7NZ.

EPC: D

Council Tax:

C - £1,933.17 South Holland District Council 2024/25.

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.

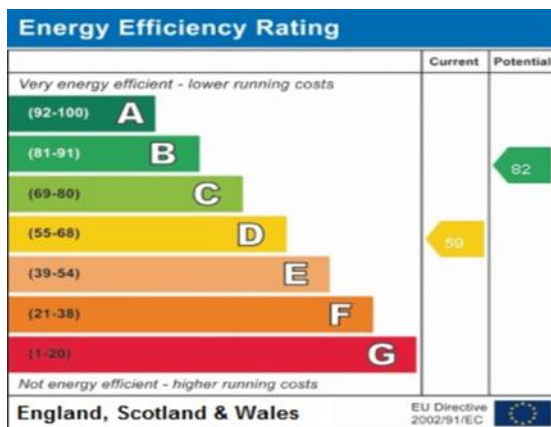
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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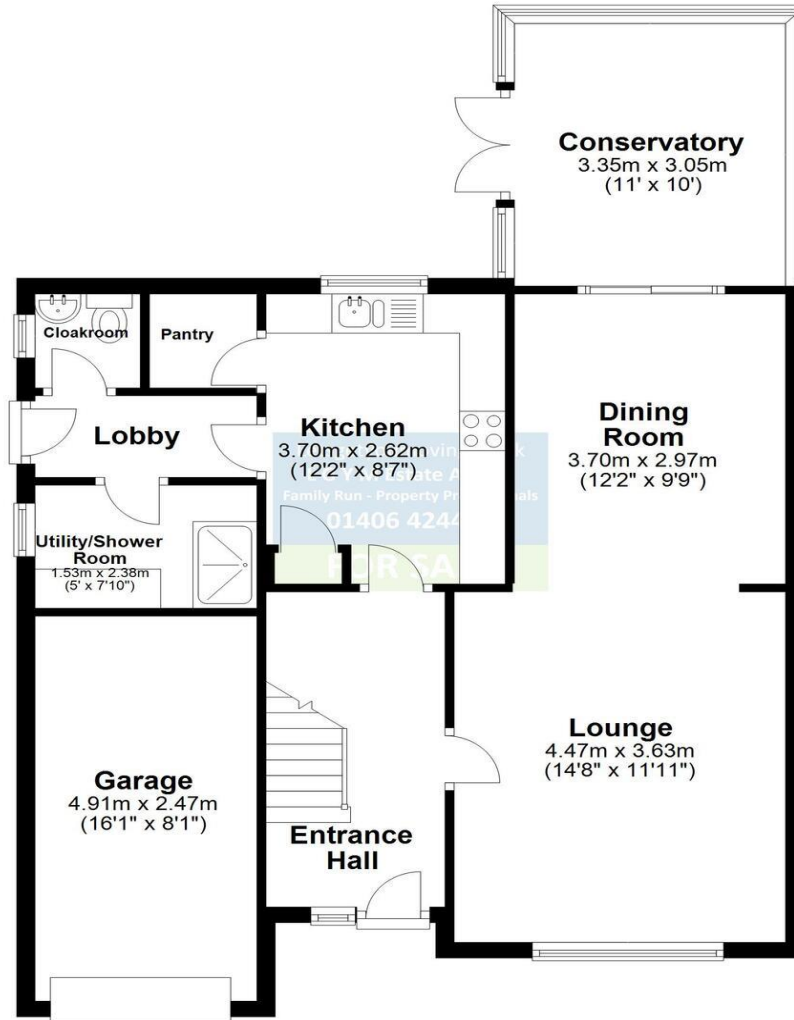
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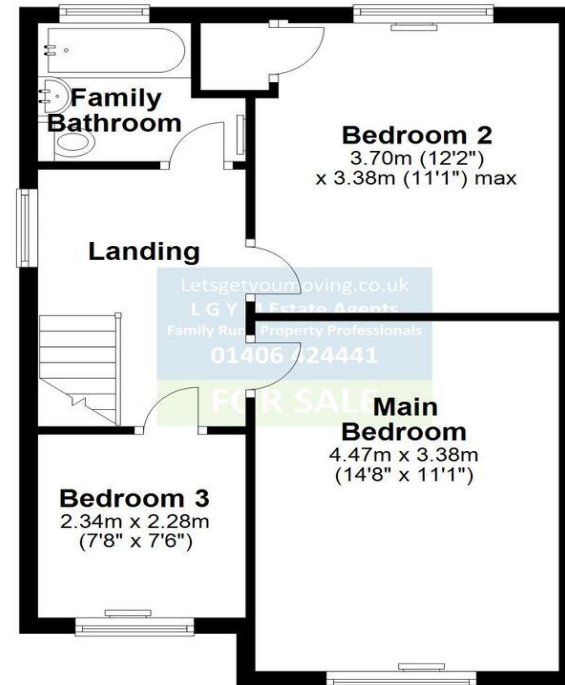
Ground Floor

Approx. 77.5 sq. metres (834.5 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 123.4 sq. metres (1328.7 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWS: 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 brightly lit by natural light from a large window.