



Balmoral Way, Holbeach £299,995

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 very well-presented property and set in a much sought-after part of Holbeach. In brief: entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. Outside: Open plan, low maintenance frontage, enclosed rear garden with easy to manage raised flower beds, single garage and parking. Call us Anytime - 01406 424441.

Accommodation Comprises:

Entrance Hall

Radiator, laminate flooring, telephone point, central heating thermostat, coving to ceiling with smoke detector, access to insulated loft space with pull down ladder, open plan to Kitchen, door to:

Lounge 4.80m (15'9") x 3.84m (12'7")

PVCu double glazed window to front and side, wall mounted electric fire, radiator, TV point, coving to textured ceiling.

Kitchen 5.92m (19'5") x 2.67m (8'9")

1 1/4 bowl composite sink unit with single drainer and mixer tap, under-unit lighting, integrated dishwasher, plumbing for automatic washing machine, fitted fridge/freezer, built-in eye level double electric fan assisted ovens, five ring induction hob with extractor hood. Airing cupboard with hot water cylinder, linen shelving, wall mounted gas boiler serving heating system and domestic hot water, laminate and part vinyl floor covering, phone point, coving to ceiling with recessed ceiling spotlights, open plan to Dining room.

Dining Room 5.49m (18') x 3.71m (12'2")

Two PVCu double glazed windows to side, PVCu double glazed window to rear, radiator, laminate flooring, TV point, coving to ceiling, access to insulated loft space, PVCu double glazed entrance door to garden.

Bedroom 1 3.73m (12'3") x 3.12m (10'3")

PVCu double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, bedside cabinet, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.15m (10'4") x 2.79m (9'2")

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

Bedroom 3 2.79m (9'2") x 2.54m (8'4")

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

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath with hand shower attachment, pedestal wash hand basin, two close coupled WC's, tiled surround, heated towel rail, extractor fan, PVCu opaque double glazed window to rear, vinyl floor covering, coving to ceiling.

Garage 5.31 (17'5") x 2.84m (9'4")

Detached single garage with power and lighting connected, eaves storage space, Up and over door.

Outside

The open plan front garden is mainly laid to lawn, with a raised flower bed. Parking is at the rear of the property at the detached single garage which has power and lighting. Side gate to the enclosed rear garden with low level brick wall and wood panels. A low maintenance rear garden with raised flower beds, outside tap, outside power point and lighting.

Directions

Leave our Church Street office and turn right onto High Street, continue along onto Fleet Street, then take the left turning after The Factory Shop onto Foxes Lowe Road, continue along turning left onto Kings Road and then right onto Balmoral Way. The property can be found on the left-hand side. For satellite navigation the property postcode is - PE12 7RN.

Council Tax

Band C - £1,933.17 From April 2024 to March 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.

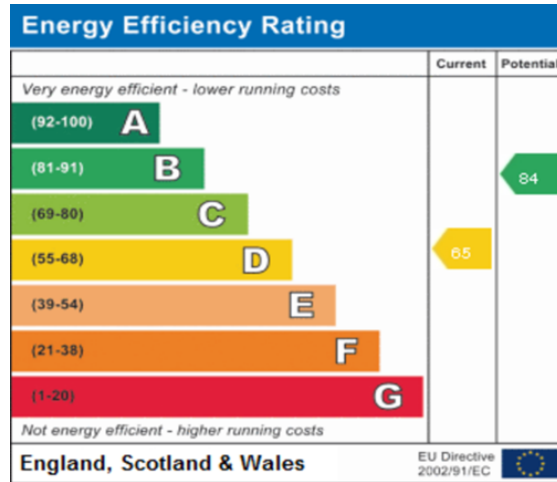
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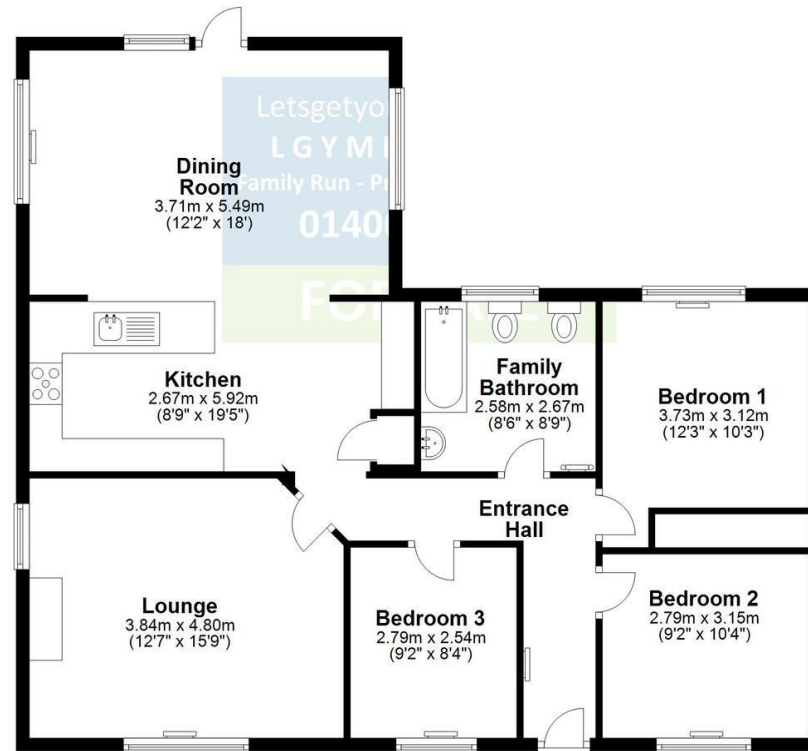
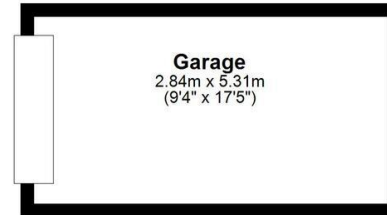






Ground Floor

Approx. 114.4 sq. metres (1231.6 sq. feet)



Total area: approx. 114.4 sq. metres (1231.6 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 cardboard 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.