



Grimwood Close, Holbeach £209,995

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



An immaculately presented three-bedroom property ideal as either a first time buy, or investment property and located close to Holbeach town. The property has good off-road parking, an enclosed rear garden, and gas-fired central heating. In brief: entrance hall, lounge kitchen/ diner, three bedrooms and family bathroom. Outside: Open plan front garden with off-road parking. The enclosed rear garden is mainly laid to lawn with a patio area and garden store. Call us ANYTIME to arrange your viewing – 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Vinyl floor covering with smoke detector, stairs to first floor landing, door to:

Lounge 4.82m (15'10") x 3.60m (11'10") max

PVCu double glazed window to front, radiator, wood effect vinyl floor covering, telephone point, TV point, central heating thermostat, door to:

Kitchen/Dining Room 4.95m (16'3") x 3.25m (10'8")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, gas fired boiler serving heating and domestic hot water, PVCu double glazed window to rear, radiator, vinyl floor covering, recessed ceiling spotlights, smoke detector, PVCu double French doors to garden, door to:

Cloakroom

Fitted with two-piece suite comprising, wall mounted wash hand basin, close coupled WC, extractor fan, radiator, vinyl floor covering.

First Floor Landing

Access to insulated loft space, door to storage cupboard, door to:

Main Bedroom 4.71m (15'5") max x 2.95m (9'8")

Two PVCu double glazed windows to front, fitted carpet, radiator, TV point.

Bedroom 2 2.96m (9'9") x 2.90m (9'6")

PVCu double glazed window to rear, radiator, laminate flooring, TV point.

Bedroom 3 3.17m (10'5") x 1.96m (6'5") max

PVCu double glazed window to rear, radiator, laminate flooring. Family Bathroom Fitted with three-piece suite comprising deep panelled bath with independent electric shower over with glass screen, vanity wash hand basin with drawers, close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to side, heated towel rail, vinyl floor covering.

Outside

The property is open plan with gravel to the front and side providing off road parking, outside lighting. A side gate leads to the enclosed rear garden with wood panel fencing, area laid to lawn, patio area, wooden garden store, outside lighting and tap.

Directions

On leaving our Church Street office turn right at the traffic lights onto High Street. Proceed along to Fleet Street, then onto Fleet Road and continue out of Holbeach. After passing the industrial estate, take the left-hand turning onto Grimwood Close where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8PA.

Council Tax Band B - £1,656.42 From April 2024 to March 2025, South Holland District Council.

EPC – B

The Agent has not tested any apparatus, equipment, fixtures, 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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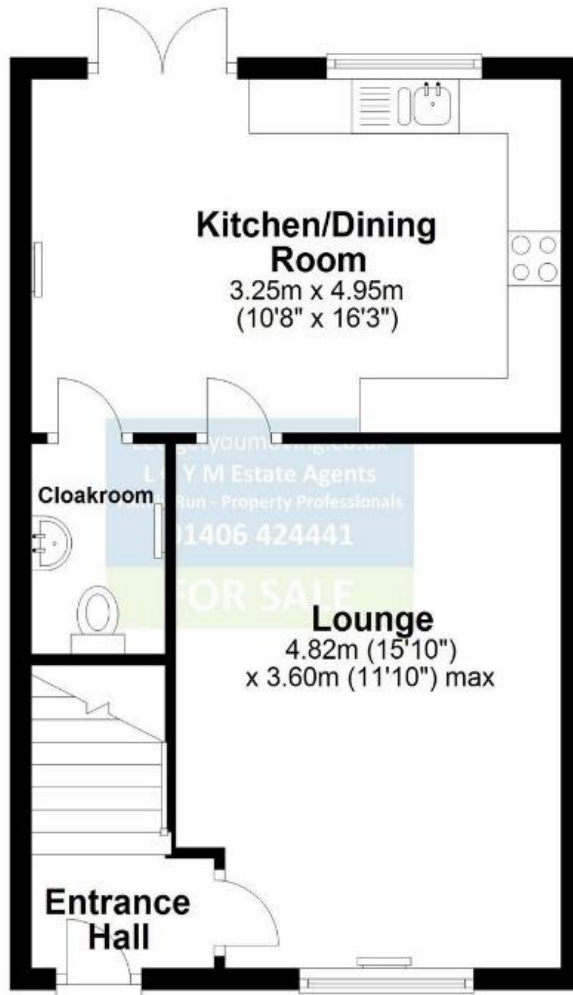




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

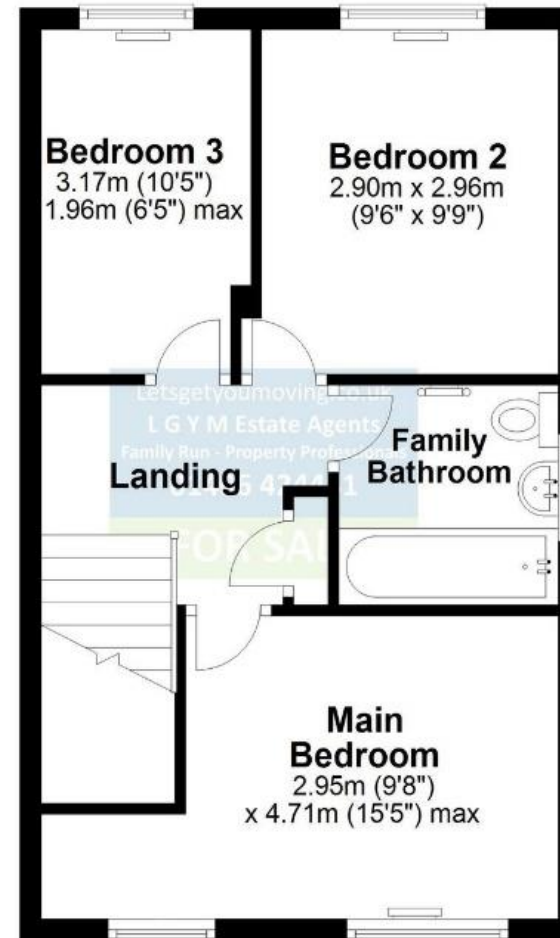
Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 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) 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 brightly lit by natural light from a large window.