



Willders Garth, Holbeach £199,995

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



This spacious three bed semi detached family home can be found close to Holbeach Town centre which benefits from PVCu double glazing and gas fired central heating. In brief accommodation comprises: Entrance hall, lounge, fitted kitchen diner, utility room, ground floor cloakroom. First floor to three bedrooms and the re-fitted family shower room. Ample off road parking and enclosed rear garden. Viewing is highly recommended - 01406 424441, call us ANYTIME!

Accommodation Comprises:

Composite entrance door with glazed inserts and matching side panel to:

Entrance Hall 4.54m max x 1.80m max (14'11" max x 5'11" max)

Wall mounted vertical radiator, telephone point, staircase to first floor landing with open understairs recess, door to:

Lounge 4.36m x 3.64m (14'4" x 11'11")

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

Kitchen Diner 3.41m x 3.34m (11'2" x 10'11")

Fitted with a matching range of wall mounted units with worktop space over, one and a half bowl stainless steel single drainer sink unit, tiled splashback, space for low level fridge, slot in electric double oven with 4 ring halogen hob, extractor canopy, slot in slimline dishwasher, space for American style fridge freezer, TV point, radiator, new vinyl flooring, PVCu double glazed window to rear aspect, door to:

Utility Room 3.34m max reducing to 1.64m x 2.10m (10'11" x 5'5" x 6'11")

Fitted with a matching range of floor mounted units and tall standing units with worktop space over, plumbing for washing machine, space for a tumble dryer, wall mounted replacement Ideal combi-boiler servicing heating and domestic hot water, PVCu opaque double-glazed window to side, cove to ceiling, composite door to rear garden, door to:

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled WC, vanity wash hand basin with mixer tap and tiled splashback, wall mounted matching cupboard, wall mounted vertical towel radiator, PVCu double glazed opaque window to side aspect.

First Floor Landing

Access to insulated part boarded loft space, light point connected, door to built in airing cupboard with linen shelving, door to:

Bedroom 1 4.41m x 3.00m (14'6" x 9'10")

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

Bedroom 2 3.43m x 3.00m (12'3" x 9'10")

Cove to ceiling, TV point, radiator, PVCu double glazed window to rear aspect.

Bedroom 3 3.18m max x 2.50m (10'5" max x 8'2")

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

Family Shower Room 2.45m x 2.16m (8' x 7'1")

Fitted with a three-piece suite comprising: Double length corner entry tiled shower enclosure with fitted rainfall shower, vanity wash hand basin with mixer tap, storage cupboard under with matching cupboards to each side, close coupled dual flush WC, wall mounted vertical towel radiator, PVCu double glazed opaque window to rear aspect.

Outside:

The front garden is open plan with picket fencing to each side, granite chipped driveway to the front provides off road parking, pathway leads to the main entrance door, outside water tap. The rear garden is enclosed with wooden panel fencing with paved patio seating area, granite chipped areas with flower and shrub border. Timber insulated and lined summerhouse 3m x 3m with power and light connected, fitted blinds to windows and doors. Timber workshop – 4m x 3m with power and light connected.

Agents Notes:

The property benefits from Cavity Wall Insulation (2012)

Replacement windows & Doors (2016 to 2019)

Central heating (system & radiators) 2004

Replacement Boiler (Dec 2021)

Gutters & Facias (June 2024)

Directions:

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along onto Fleet Street. At the Catholic Church bear left onto Foxes Low Road then left onto Willders Garth. Follow this round where the property can be located on the left-hand side. For satellite navigation the property postal code is: PE12 7RA.

Council Tax:

A - £ 1,449.88 – South Holland District Council

EPC: TBC

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.

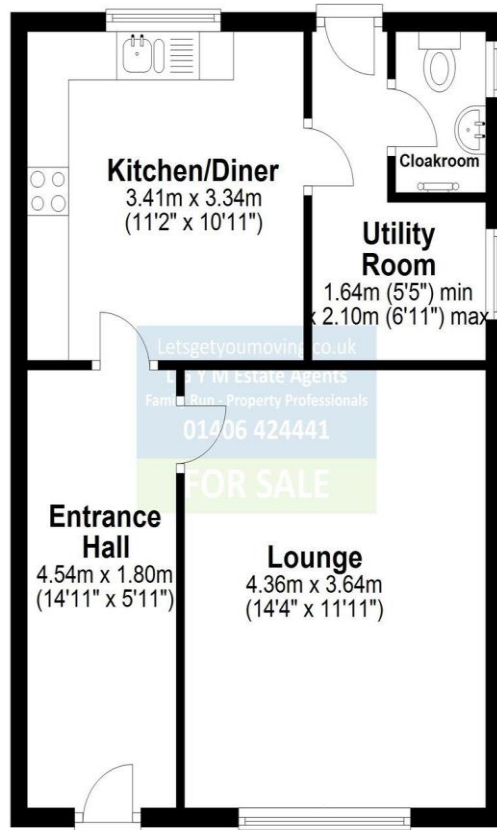
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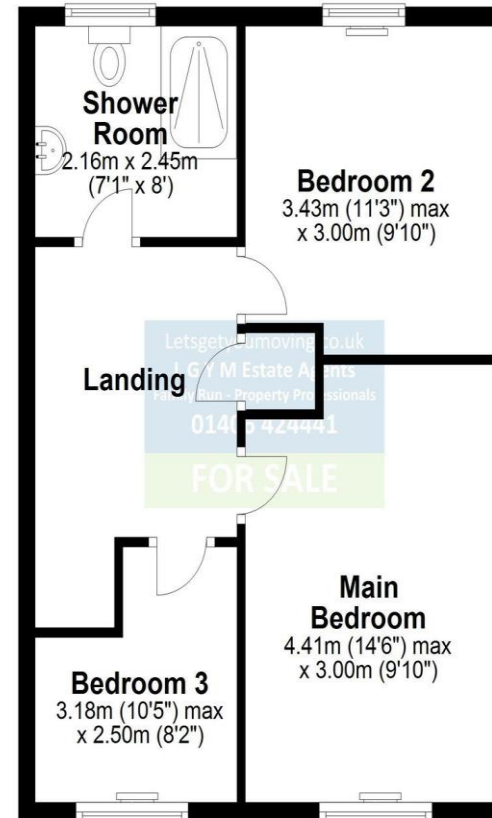
Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.6 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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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 lit with warm, golden light from a window, creating a bright and positive atmosphere.