



## Eastern Road, Holbeach St Matthews £209,995

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**This period semi-detached home is set in the rural location of Holbeach St Matthews and is surrounded by farmland and field views with ample off road parking and an enclosed good size rear garden. In brief: Entrance hall, utility, kitchen, lounge diner, ground floor shower room, first floor to three bedrooms, the main of which has an en-suite shower room. Gardens to the front and rear. Call us ANYTIME to arrange your viewing - 01406 424441.**

### Accommodation Comprises:

Composite entrance door with glazed inserts to:

Entrance Hall 3.45m x 1.21m (8' x 4')

Ceramic tiled flooring, PVCu double glazed windows to each side, composite door with glazed inserts to:

Utility Room 2.98m x 2.40m (9'9" x 7'10")

Fitted with a matching range of wall mounted and floor standing units with wooden worktop space over with integrated drainer, butler style sink unit with mixer tap, tiled splashback, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wall mounted central heating thermostat, ceramic tiled flooring, PVCu double glazed window to side aspect, stable door to:

Kitchen 2.44m x 2.42m (8' x 7'11")

Fitted with a matching range of wall mounted units and floor standing units with wooden worktop with integrated drainer, butler style sink unit with mixer tap, tiled splashback, space for range style electric oven, space for low level fridge, ceramic tiled flooring, access to roof space, radiator, PVCu double glazed window to side aspect. Floor mounted oil fired central heating boiler concealed in kitchen cupboard servicing heating and domestic hot water.

Lounge Diner

Dining Area 5.04m max x 3.65m (16'6" x 12')

Textured ceiling, ceramic tiled flooring, radiator, feature cast iron fireplace with decorative ornate surround, PVCu double glazed window to rear, feature opening with exposed wooden beams to:

Lounge Area 4.03m x 3.05m (13'3" x 10')

Feature multi fuel burning stove recessed into chimney breast, flagged hearth, TV point, radiator, PVCu double glazed window to front aspect, staircase leads to first floor landing, door to:

Ground Floor Shower Room

Fitted with a three-piece suite comprising: Close coupled dual flush WC, wall mounted hand wash basin with tiled splashback, wet room style fully tiled shower area with a pivot glass shower screen with fitted rainfall shower, wall mounted vertical towel radiator, PVCu double glazed opaque window to side aspect.

#### First Floor Landing

Textured ceiling and walls, radiator, access to loft space, PVCu double glazed window to side aspect, door to:

#### Bedroom 1 4.04m x 2.84m (16'6" x 9'4")

Exposed brick fireplace, textured ceiling, TV point, radiator, PVC double glazed window to side aspect, door to:

#### En-Suite Shower Room

Fitted with a three-piece suite comprising: Close coupled WC, pedestal wash hand basin, fully tiled surrounds with walk in wet room style shower enclosure with fitted rainfall shower with separate hand shower attachment, extractor fan, radiator, PVCu double glazed opaque window to side aspect, door to built in airing cupboard housing pressurised hot water cylinder with linen shelving.

#### Bedroom 2 4.00m x 2.53m (13'1" x 8'4")

Exposed wooden flooring, textured ceiling, radiator, PVCu double glazed window to front aspect.

#### Bedroom 3 3.14m max x 2.54m (10'4" x 8'4")

Exposed wooden flooring, radiator, textured ceiling, PVCu double glazed window to front aspect.

#### Outside:

The front garden is enclosed with mature hedging with 5 bar gated access to large gravel driveway providing off road parking for several vehicles, pond to front aspect, pathway leads to the main entrance door, outside power point, outside courtesy lighting. Gated access to the rear enclosed garden which is surrounded by open farmland. Area laid to lawn with flagged patio seating area, area laid to lawn with flower and shrub borders. timber kennel enclosure. Viewing of this property is highly recommended.

#### Agents Notes:

Oil fired central heating & private drainage (Septic Tank).

#### Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 and take the left turn onto Penny Hill, at the junction of the Old Bulls Neck head over the junction far right onto Peartree House Road, turn right onto Eastern Road and continue along where the property can be located on the right-hand side (look out for New Road on your left, the property is next on the right staying on Eastern Road). For satellite navigation the property postal code is: PE12 8EL.

#### Council Tax:

A - £1,449.88 – South Holland District Council

EPC: F

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.

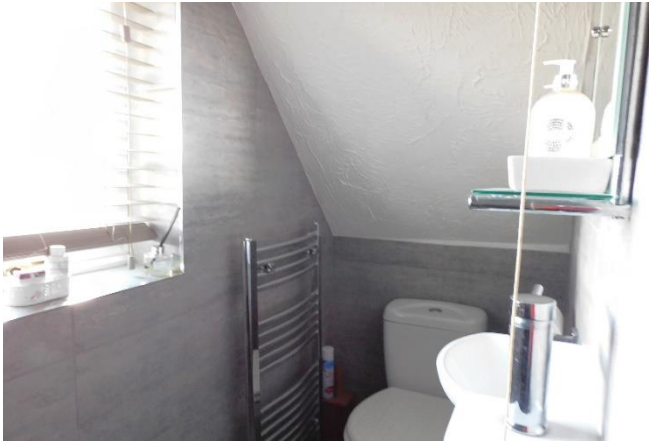
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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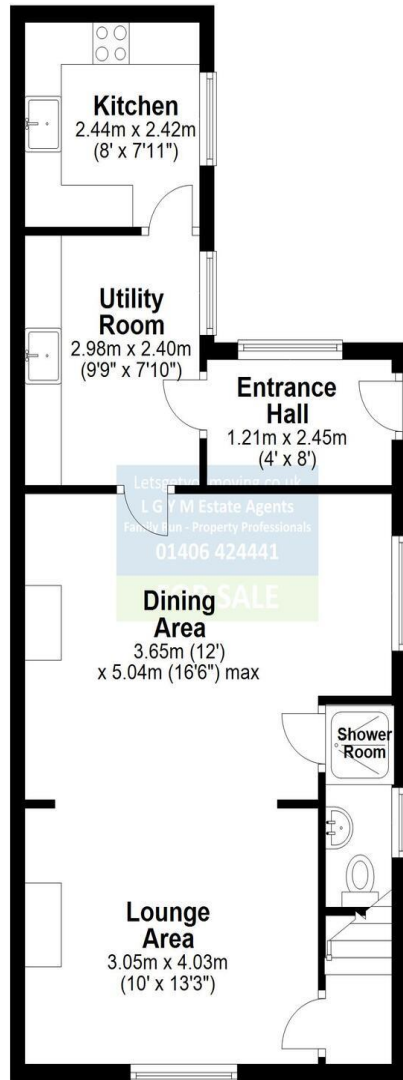




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

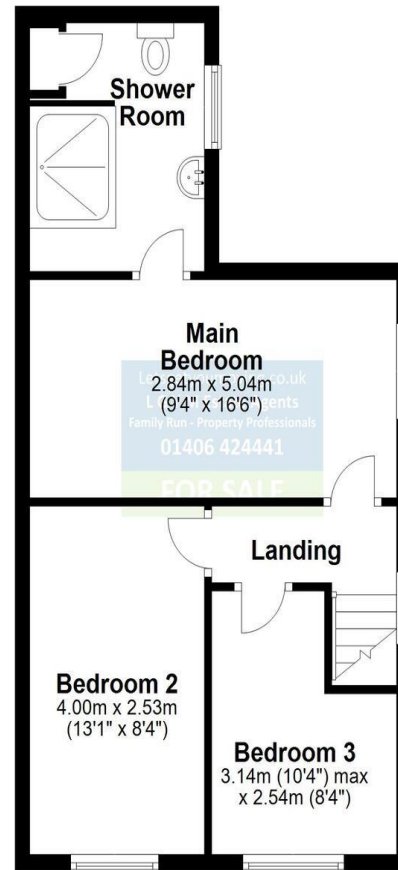
### Ground Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.6 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 camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.