



Fairfields, Holbeach £264,995

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



A superb refurbished three bed detached family home within walking distance to Holbeach town centre. In brief: Entrance porch, entrance hall, lounge, re-fitted kitchen diner, utility room with walk in pantry, ground floor shower room. First floor to three bedrooms and a re-fitted family bathroom. Outside: Good size gravel driveway provides generous off-road parking leading to the single garage. The rear garden is enclosed with area laid to lawn, paved patio, summerhouse, outside lighting, outside tap. Call us ANYTIME to arrange your viewings - 01406 424441.

Accommodation Comprises:

Part glazed entrance door to:

Entrance Porch

Glazed window to side, PVCu double glazed entrance door with glazed inserts to:

Entrance Hall

Cove to ceiling, smoke detector, staircase to first floor landing with built in under stairs storage cupboard, telephone point, door to:

Lounge 4.78m x 3.56m (15'8" x 11'8")

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

Re-Fitted Kitchen Diner 5.48m x 3.56m (18' x 11'8")

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, one and a half bowl stainless steel sink unit with single drainer, mixer tap, tiled splashback, fitted electric oven with 4 ring halogen hob with extractor canopy, integrated dishwasher, integrated fridge freezer, 2 x radiator, recessed spotlights to ceiling, PVCu double glazed window to rear aspect, PVCu double glazed French doors to rear garden, door to:

Utility Room 2.65m x 2.15m (8'8" x 7'1")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, stainless steel single drainer sink unit with mixer tap, tiled splashback, plumbing for washing machine, space for tumble dryer, wall mounted vertical radiator, door to walk in pantry with storage shelving, power and light connected, PVCu double glazed window to rear aspect, PVCu double glazed door to side exit.

Ground Floor Re-Fitted Shower Room

Fitted with a three-piece suite comprising: Double length tiled shower enclosure with fitted mains shower with sliding door entry, vanity wash hand basin with mixer tap, storage cupboards under, concealed cistern dual flush WC, cove to ceiling with recessed spotlights, extractor fan, shaver point, fully tiled surrounds, radiator, PVCu double glazed opaque window to side aspect.

First Floor Landing

Cove to ceiling, smoke detector, PVCu double glazed window to side aspect, door to:

Main Bedroom 4.82m x 2.98m (15'10" x 9'9")

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

Bedroom 2 3.61m x 2.99m (11'10" x 9'10")

Cove to ceiling with access to loft space, radiator, PVCu double glazed window to rear aspect.

Bedroom 3 3.26m max x 2.40m (10'8" x 7'10")

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

Re-Fitted Family Bathroom 2.66m x 2.37m (8'9" x 7'9")

Fitted with a three-piece suite comprising: Deep panel bath with mixer tap, wall mounted shower over with side screen, vanity wash hand basin with mixer tap, storage cupboards under, vanity mirror over, shaver point, concealed cistern dual flush WC, extractor fan, wall mounted towel radiator, fully tiled surrounds, PVCu opaque double glazed window to rear aspect.

Outside:

The front garden is open plan with area laid to lawn with feature ornamental planted garden, replacement PVCu fascias, soffits and guttering, large gravel driveway providing ample off-road parking leading to an attached single garage:

Single Garage 4.79m x 2.68m (15'9" x 8'10")

With up and over door, power and light connected, access into roof space housing wall mounted gas fired replacement combination boiler servicing heating and domestic hot water.

The rear garden is enclosed with wooden panel fencing with paved seating area, area laid to lawn with inset shrubs, timber summerhouse, outside tap, outside courtesy lighting.

Travel Directions:

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. Take the right turn into Fairfield's then right again where the property can be located on the right-hand side. For satellite navigation, the property postal code is: PE12 7JE.

Council Tax:

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

EPC: C

The Agent has not evaluated 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.

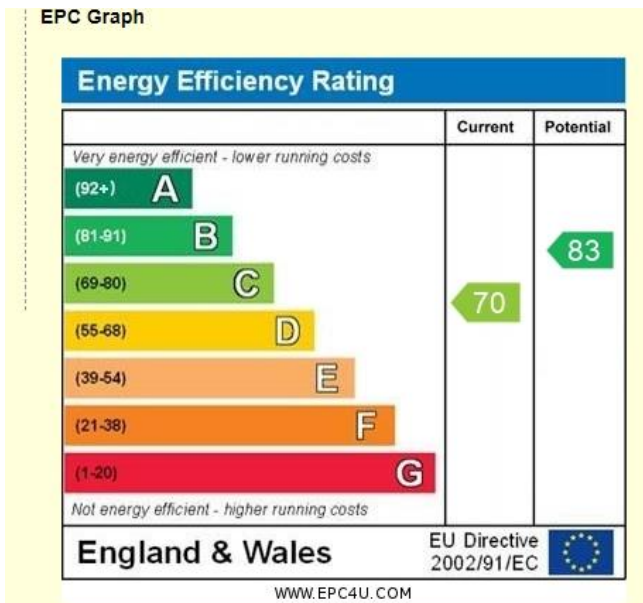
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.









DERVENSURE INSURANCE BROKERS LTD

To discuss your needs call **01406 423340**
or pop in to our office:

44 High Street, Holbeach
Spalding PE12 7ED

www.dervensure.co.uk

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance



House Purchase
Remortgage
Buy-to-Let
Capital Raising
Debt Consolidation
Commercial
Bad Credit History
Shared Ownership

www.themortgagepeople.com

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

Whole of market mortgage and protection advice with a local experienced adviser.
Your home may be repossessed if you do not keep up repayments on your mortgage.
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.



Your local, independent
building surveyors

☎ 01775 422211

✉ info@southlincssurveyors.com

🌐 www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

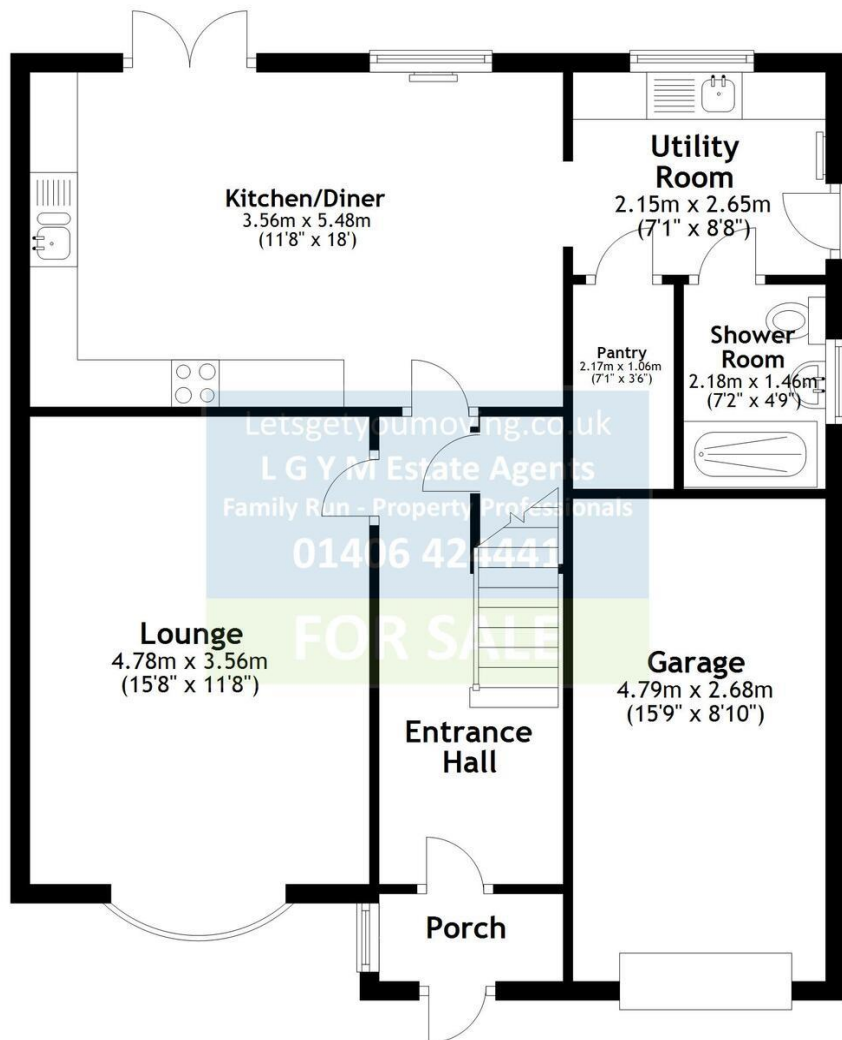
Energy Performance
Certificates (EPC)

RICS Valuations



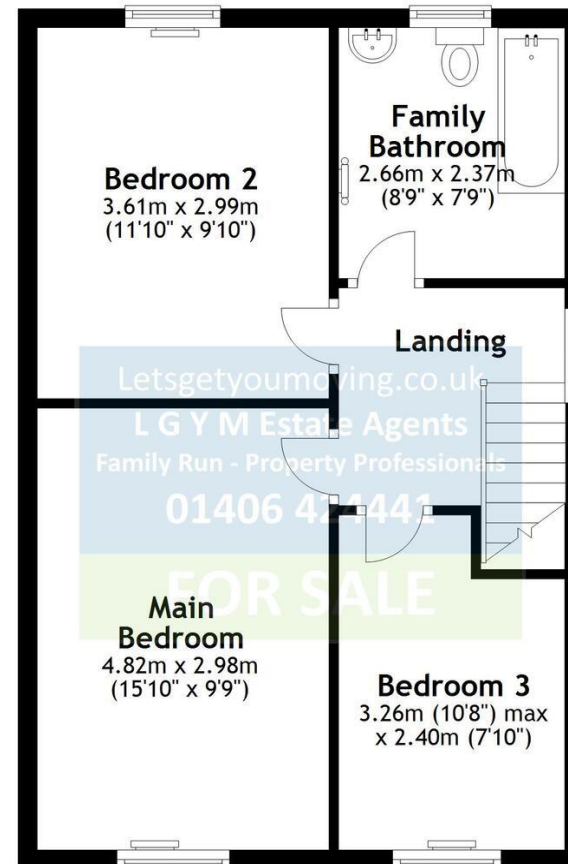
Ground Floor

Approx. 75.1 sq. metres (808.8 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 121.9 sq. metres (1312.5 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!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Letsgetyoumoving Estate Agents

Let our family
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

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, suggesting a bright, sunny day.