



Main Road, Holbeach Drove £219,995

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 two-bedroom detached bungalow set in the quiet village location of Holbeach Drove. In brief, accommodation comprises: entrance hall, kitchen, lounge, conservatory, utility room, two double bedrooms and shower room. Outside: enclosed rear garden with workshop, greenhouse, good size paved frontage offering generous off-road parking, private drainage. Call us anytime - 01406 424441.

Accommodation Comprises:

Entrance Hall

Boiler cupboard, housing wall mounted gas LPG combination boiler serving heating system and domestic hot water, radiator, laminate flooring, central heating thermostat, coving to textured ceiling with smoke detector, access to part boarded insulated loft space with pull down ladder and fitted light, PVCu double glazed entrance door, door to:

Lounge 3.88m (12'9") x 3.56m (11'8")

PVCu double glazed bow window to front, fireplace with wooden surround and tiled inset and hearth, wood burner, radiator, coving to textured ceiling, telephone point, TV point, broadband connection.

Kitchen 3.75m (12'4") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, space for fridge, fitted electric fan assisted double oven, four ring ceramic hob with extractor hood, PVCu double glazed window to both side and rear, cupboard with shelving, radiator, ceramic tiled flooring, coving to textured ceiling, door to:

Sunroom

Half brick and PVCu double glazed construction with PVCu double glazed windows, power connected, radiator, ceramic tiled flooring, recessed ceiling spotlights, PVCu double glazed entrance door to side, open plan, PVCu double glazed French door to garden.

Utility Room 3.62m (11'11") x 2.69m (8'10")

Fitted with a matching range of base units with worktop space over, plumbing for automatic washing machine, space for fridge/freezer, tumble dryer, radiator, vinyl floor covering.

Main Bedroom 4.45m (14'7") x 3.55m (11'8")

PVCu double glazed window to front, radiator, coving to textured ceiling, built in office area.

Bedroom 2 3.27m (10'9") x 2.95m (9'8")

PVCu double glazed window to rear, fitted bedroom suite built-in wardrobes with hanging rail and shelving, radiator, TV point, coving to textured ceiling.

Shower Room

Fitted with a three-piece suite comprising vanity wash hand basin with base cupboard, mixer tap, part ceramic tiled walls, shaver point, WC with hidden cistern, heated towel rail, wall mounted mirrored cabinet, hydro shower cabin enclosure with blue tooth, PVCu double glazed window to rear, vinyl floor covering, coving to textured ceiling.

Storeroom

With shelving and power connected

Outside

The property is enclosed by wood panel fencing, the front is paved offering generous off-road parking and a turning area with room for caravan/campervan. The rear garden is enclosed by fencing, artificial grass raised flower beds, patio area, greenhouse, workshop with power and lighting, outside tap, outside power points.

Directions

Leave our Church Street office and turn right, continue onto Station Street and proceed onto Fen Road and out of Holbeach heading towards Holbeach St Johns. As you enter Holbeach St Johns the road bends to the right stay on this road which will take you into Holbeach Drove. At the bend take your left hand turn onto Main Road, where the property can be found on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 0PS.

Council Tax Band B £1,691.53

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.

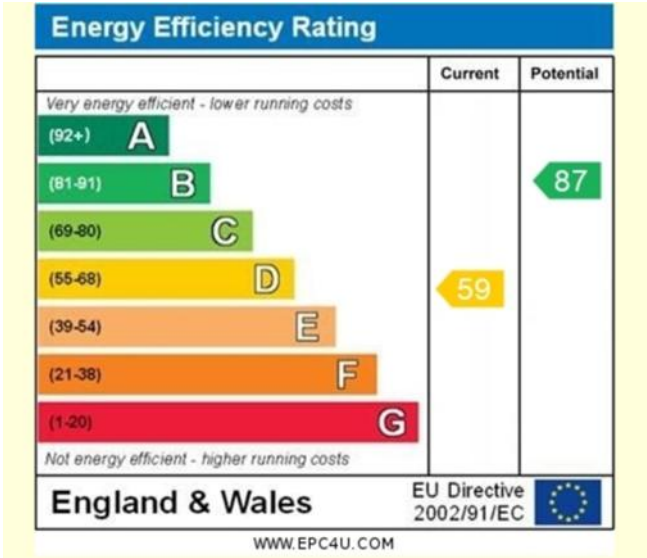
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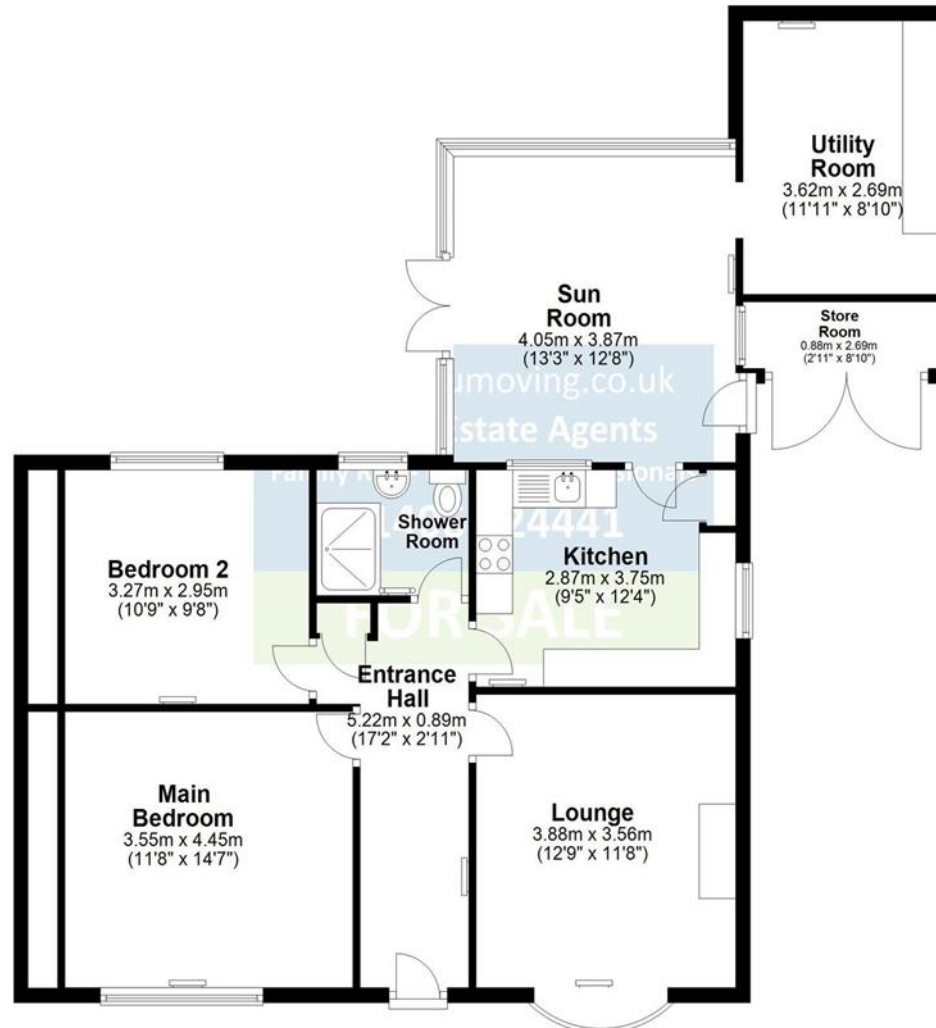






Ground Floor

Approx. 90.2 sq. metres (970.7 sq. feet)



Total area: approx. 90.2 sq. metres (970.7 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 – 01406 424441.

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