



## Gamekeeper Close, Holbeach £324,995

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



**An extremely well-appointed detached property set in a quiet Cul-De-Sac location yet withing walking distance to Holbeach town center. In brief: entrance hall, lounge, kitchen/diner, utility room, cloakroom, first floor landing to main bedroom with en-suite, three further double bedrooms, family bathroom. Outside: good off-road parking, single garage, enclosed rear garden, area laid to lawn patio area with under cover seating area.**

**CALL TO VIEW TODAY - 01406 424441.**

### Accommodation Comprises:

Storm porch

PVCu double glazed entrance door to:

Entrance Hall

Radiator, wood effect ceramic tiled flooring, central heating thermostat, recessed ceiling spotlights, smoke detector, stairs to first floor landing, door to:

Lounge 4.57m (15') x 3.55m (11'8")

PVCu double glazed window to front, radiator, TV point, Broadband point.

Cloakroom

Fitted with two-piece suite comprising, wall mounted wash hand basin with mixer tap, close coupled WC, extractor fan, part ceramic tiled walls, radiator, wood effect ceramic tiled flooring.

Kitchen/Diner 5.84m (19'2") x 4.48m (14'8") max

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher, Bosch built-in eye level electric fan assisted oven, built-in Bosch five ring induction hob with extractor hood, Bosch built-in microwave/oven, built-in Candy wine cooler, PVCu double glazed window to rear, two radiators, wood effect ceramic tiled flooring, telephone point, TV point, recessed ceiling spotlights, pendant light, PVCu double glazed French doors to garden, door to:

Utility Room 3.21m (10'6") x 1.53m (5')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, radiator, wood effect ceramic tiled flooring with recessed ceiling spotlights, PVCu double glazed entrance door to garden, door to:

Garage

Attached brick built single garage with rear door, power and light connected, wall mounted gas boiler serving heating system and domestic hot water, Up and over door.

#### First Floor Landing

Recessed ceiling spotlights, smoke detector, access to part boarded insulated loft space, storage cupboard with shelving, door to:

#### Main Bedroom 4.58m (15') x 3.56m (11'8")

PVCu double glazed window to front, radiator, broadband point, TV point, door to:

#### En-suite

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard, shaver point, recessed tiled double shower enclosure with fitted mains shower and glass sliding door, close coupled WC, part ceramic tiled walls, extractor fan. PVCu opaque double glazed window to front, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

#### Bedroom 2 3.50m (11'6") max x 3.23m (10'7")

PVCu double glazed window to front, radiator, broadband point, TV point, recessed ceiling spotlights.

#### Bedroom 3 3.46m (11'4") x 2.99m (9'10")

PVCu double glazed window to rear, radiator, broadband point, TV point, storage cupboard,

#### Bedroom 4 3.45m (11'4") x 2.72m (8'11")

PVCu double glazed window to rear, radiator, broadband point, TV point.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over, vanity wash hand basin with base cupboard, mixer tap, part ceramic tiled walls, close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to rear, heated towel rail, recessed ceiling spotlights.

#### Outside

The front of the property is open plan with gravel area providing good off-road parking leading to the single garage, down lighting, power points, side gate to enclosed rear garden with wood panel fencing, patio area with under cover seating area, area laid to lawn with flower borders, down lighting, outside tap, power points.

#### Directions

Leave our Church Street office and turn right, continue to Station Street and along onto Fen Road. Turn right onto Gamekeeper Close where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 8QG.

#### Council Tax

Band D £2,174.82 From April 2024 to March 2025, South Holland District Council.

## EPC - B

**\*\* AGENTS NOTES \*\***The property is approached over a shared roadway where there is a contribution to its upkeep as and when required.

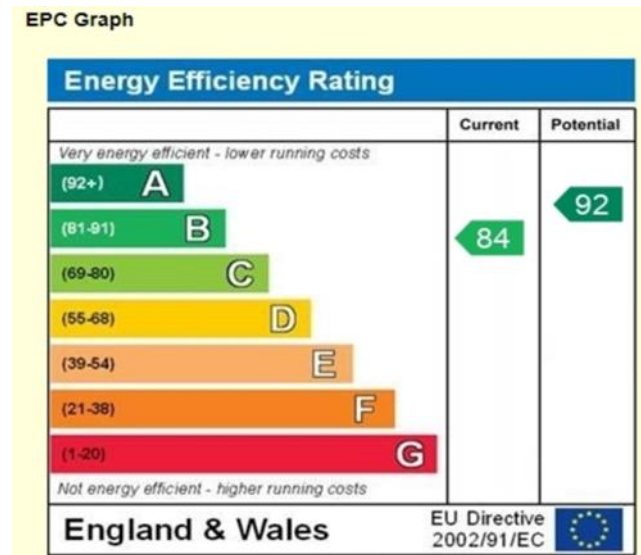
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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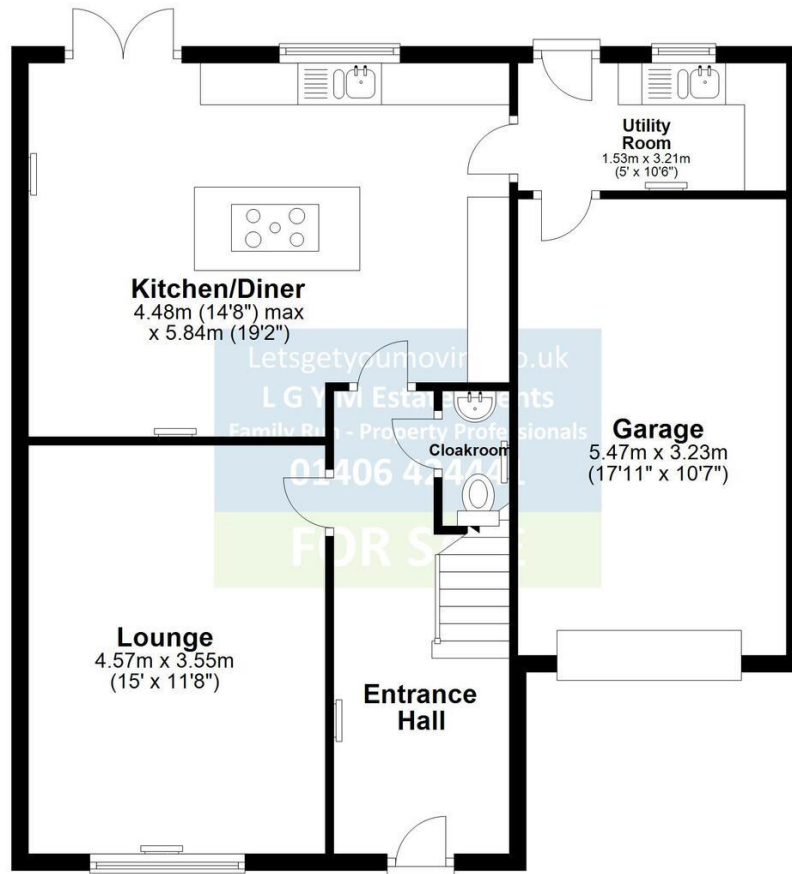






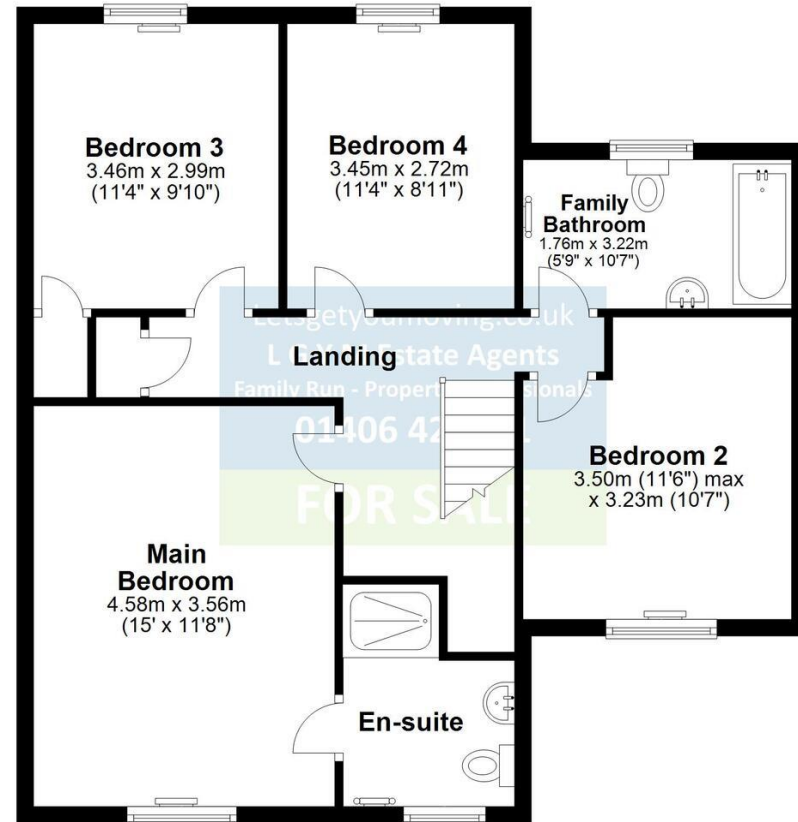
## Ground Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



## First Floor

Approx. 70.5 sq. metres (758.4 sq. feet)



Total area: approx. 150.7 sq. metres (1622.4 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.





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The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. Behind her, a woman and a man are walking towards the camera, each carrying a large cardboard box. To the left of the family, a stack of several cardboard boxes is piled up. The scene is set in a bright, modern interior with large windows in the background, creating a sense of a bright, sunny day.