



Fairfields, Holbeach £214,995

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 a much sought-after location in Holbeach. The property is within easy walking distance of the town center and all its local amenities. In brief: entrance porch, entrance hall, lounge, kitchen/breakfast, family bathroom, two double bedrooms. Outside: single garage with off-road parking, rear garden with open field views. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

A two-bedroom detached bungalow set in a much sought-after location in Holbeach. The property is within easy walking distance of the town centre and all its local amenities. In brief: entrance porch, entrance hall, lounge, kitchen/breakfast, family bathroom, two double bedrooms. Outside: single garage with off-road parking, rear garden with open field views. Call us ANYTIME to book your viewing - 01406 424441.

PVCu double glazed entrance door to:

Entrance Porch

PVCu double glazed construction, part glazed entrance door to:

Entrance Hall

Radiator, telephone point, central heating thermostat, coving to textured ceiling, access to insulated loft space, door to:

Lounge 3.98m (13'1") x 3.88m (12'9")

PVCu double glazed bow window to front, fitted log effect gas fire with wooden surround, marble inset and hearth, radiator, TV point, coving to textured ceiling.

Kitchen/Breakfast Room 3.98m (13'1") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, extractor fan, wall mounted boiler serving heating and domestic hot water, fitted fridge and automatic washing machine, fitted gas cooker with four ring hob, window to side, PVCu double glazed window to front, pantry with shelving, radiator, coving to textured ceiling, door to:

Porch

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, PVCu double glazed doors to front and rear, outside tap.

Main Bedroom 3.56m (11'8") x 3.48m (11'5")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 2 3.27m (10'9") x 2.97m (9'9")

PVCu double glazed window to rear, fitted wardrobes with hanging rails and shelving, radiator, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, window with sealed unit to side, radiator, coving to textured ceiling.

Conservatory 3.42m (11'3") x 2.95m (9'8")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, PVCu double glazed entrance door.

Garage 4.71m (11'3") x 2.94m (9'8")

Detached brick built single garage with power and light connected, PVCu double glazed window to rear, Up and over door.

Outside

The front of the property is open plan with a low maintenance garden, gravel drive leading to off road parking and single garage, side entrance to the property, side gate to rear garden patio area, area laid to lawn with flower and shrubs borders, open field views, conservatory.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road then turn right into Fairfields, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7JE.

Council Tax

Band B - £1,691.53 From April 2024 to March 2025, South Holland District Council.

EPC - TBA

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 through 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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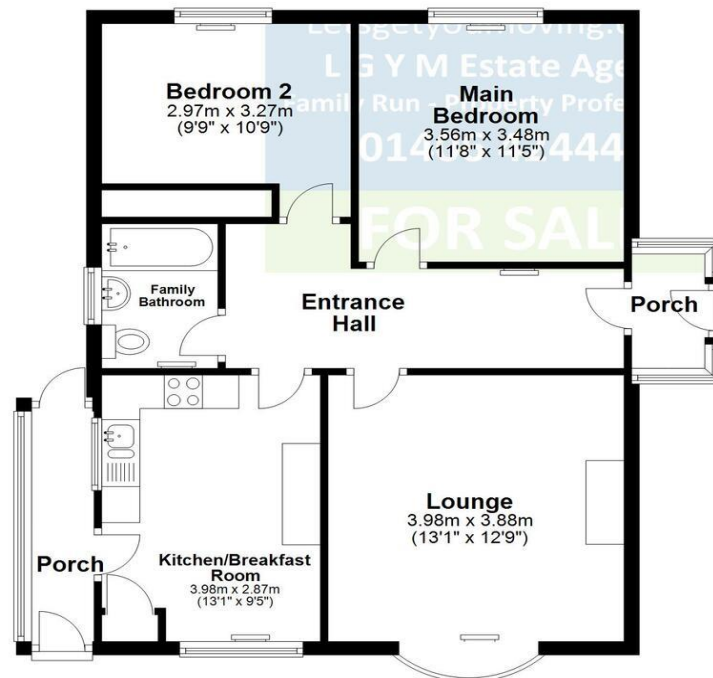
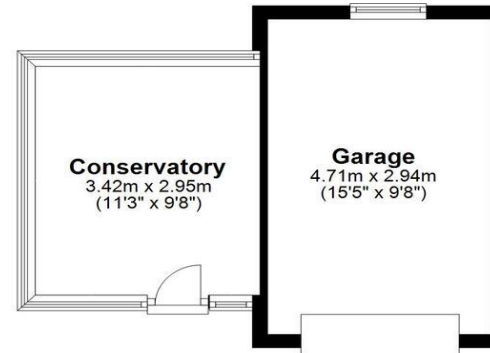
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Ground Floor

Approx. 93.2 sq. metres (1003.5 sq. feet)



Total area: approx. 93.2 sq. metres (1003.5 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!

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