



Western Avenue, Holbeach £237,950

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



Set in a very popular part of Holbeach is this two-bedroom detached bungalow that's within easy walking distance to the town centre and main bus routes. In brief: porch, entrance hall, kitchen/diner, utility room, lounge, two double bedrooms, family bathroom. Outside: enclosed rear garden, converted garage, paved off road parking. Call us anytime - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door,

Porch

Textured ceiling, part glazed entrance door to:

Entrance Hall

Airing cupboard with shelving, radiator, telephone/broadband point, wall mounted central heating thermostat, textured ceiling, access to part boarded insulated loft space, door to:

Lounge 4.78m (15'8") x 3.60m (11'10")

PVCu double glazed bow window to front, fitted electric fire with surround, radiator, TV point, coving to textured ceiling.

Kitchen/Dining Room 3.56m (11'8") x 2.86m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, fitted electric fan assisted double oven, four ring induction hob with extractor hood, PVCu double glazed window to rear, ceramic tiled flooring, coving to textured ceiling, part ceramic tiled walls, open plan to:

Utility Room 2.51m (8'3") x 1.90m (6'3")

Space for fridge/freezer, tumble dryer, PVCu double glazed window to rear and side, radiator, ceramic tiled flooring, two storage cupboards with shelving, PVCu double glazed entrance door to side.

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

PVCu double glazed window to front, built-in wardrobes with hanging rails and shelving, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.28m (10'9") x 2.99m (9'10")

TV point, coving to textured ceiling, PVCu double glazed French doors to garden.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower and glass screen, vanity wash hand basin with base cupboard, close coupled WC, fully ceramic tiled walls, PVCu opaque double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling.

Storeroom

PVCu double glazed entrance door to side, currently being used as a dog grooming room, power, lighting and water connected.

Store

Up and over door.

Outside

The front of the property is low maintenance set with shrubs, gravel area, paved driveway offering good off-road parking. Side gate leading to the enclosed rear garden, with flowers and shrub areas, mainly laid to lawn, patio area, wooden garden store, summer house, outside tap, outside lighting.

Directions

Leave our Church Street office and turn left onto West End. Continue along Spalding Road, turn left on to Western Avenue where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7QD.

Council Tax

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

EPC - TBC

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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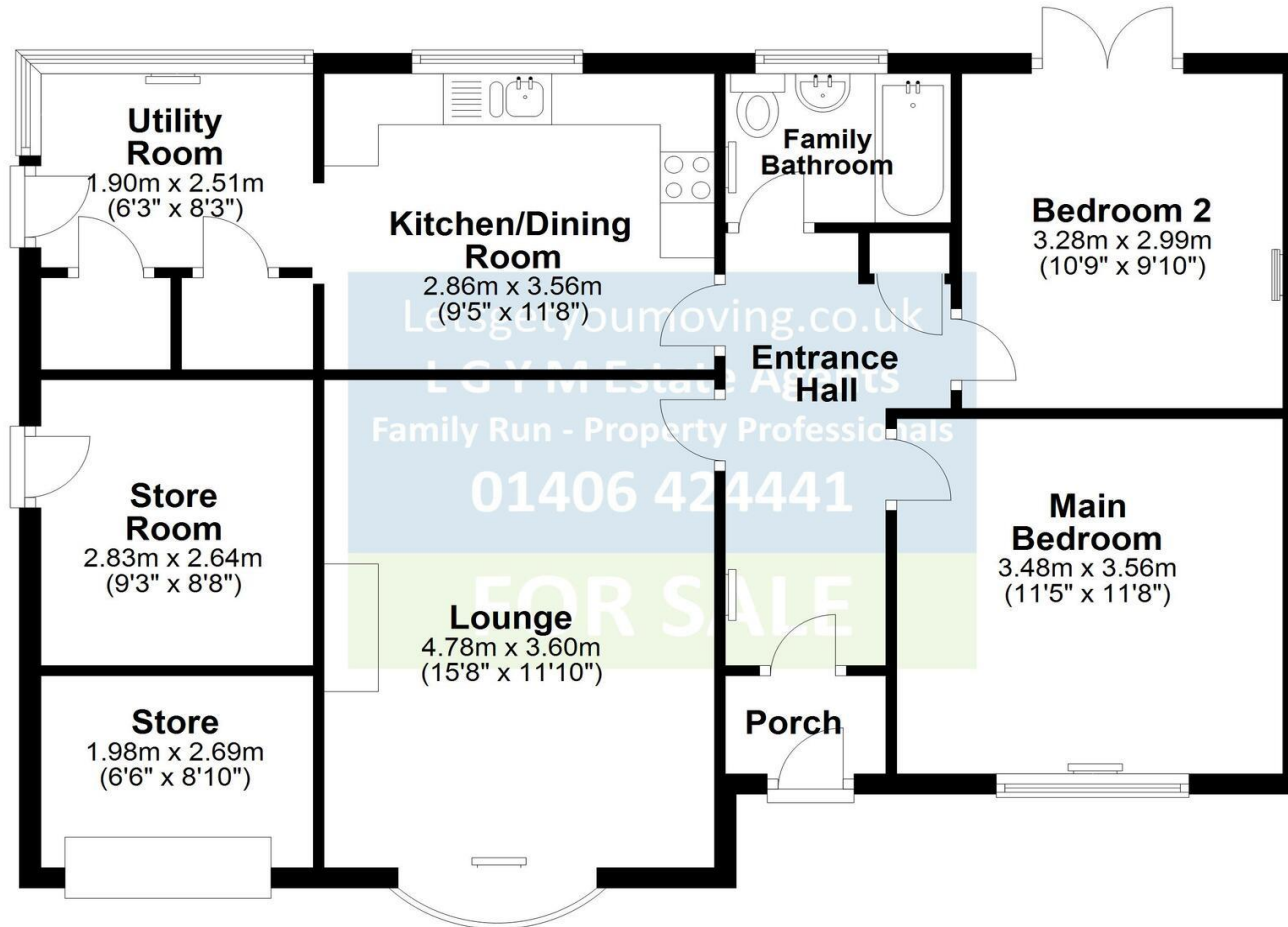
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Ground Floor

Approx. 85.4 sq. metres (919.4 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 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 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, creating a bright and positive atmosphere.