



Orchard Park, Holbeach £164,995

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 stylish grade II listed three-story town house set within the development of Orchard Park that's very close to Holbeach town centre and also within walking distance of all amenities. In Brief: lounge, kitchen/diner, cloakroom, stairs to first floor landing, main bedroom with dressing area, En-suite bathroom, stairs to second floor landing, bedroom 2 and 3/office, En-suite shower room. Allocated private parking for two cars, open lawned area.

CALL US ANYTIME – 01406 424441.

Accommodation Comprises:

Wood entrance door to:

Lounge 2.84m (9'4") x 2.45m (8')

Single glazed window to front, laminate flooring, telephone point, broadband point, recessed ceiling spotlights.

Kitchen/Diner 4.41m (14'6") x 2.88m (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, wall mounted gas boiler serving heating and domestic hot water, integrated fridge, freezer and automatic washer/dryer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, two PVCu double glazed windows to side, single glazed window to front, laminate flooring, TV point, recessed ceiling spotlights.

Stairs to first floor landing

Smoke detector, stairs to first floor landing, door to:

First floor landing

Smoke detector, stairs to second floor landing, door to:

Bedroom 1 4.53m (14'10") x 3.02m (9'11")

PVCu double glazed window to side, single glazed window to front, radiator, TV point, open plan to:

Dressing area 2.47m (8'1") x 1.17m (3'10")

Space for wardrobes door to:

En-suite bathroom

Fitted with three-piece suite comprising deep panelled bath with independent shower over and glass screen, vanity wash hand basin with base cupboard, close coupled WC, tiled surround, extractor fan, wall mounted medicine cabinet with shaver point and light, single glazed window to front, heated towel rail, laminate flooring, recessed ceiling spotlights.

Second floor landing

Door to:

Bedroom 2 3.89m (12'9") x 3.25m (10'8")

PVCu double glazed window to side, radiator, TV point, access to insulated loft space, door to en-suite shower room, open plan to:

Bedroom 3/office 2.88m (9'5") x 2.49m (8'2")

Single glazed window to front, radiator, telephone point, TV point.

En-suite shower room

Fitted with three-piece suite with tiled double shower enclosure with fitted mains shower and glass door, vanity wash hand basin with base cupboard, tiled surround, close coupled WC, extractor fan, wall mounted medicine cabinet with shaver point and light, laminate flooring, recessed ceiling spotlights.

Outside

The open plan lawned grounds are communal are managed and maintained by Invicta and a current fee of £485.00 per annum applies. This property has private allocated parking for two cars and is FREEHOLD.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along to Fleet Street, then Fleet Road. Continue out of Holbeach where the entrance to Orchard Park can be located on the left-hand side, before the garage. Follow the road to your left and when you come to where the road splits to your right follow along to the end where the property can be found on your right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7BX.

Council Tax

Band B £1, 656.42 from April 2024 to March 2025, South Holland District Council.

EPC - C

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.

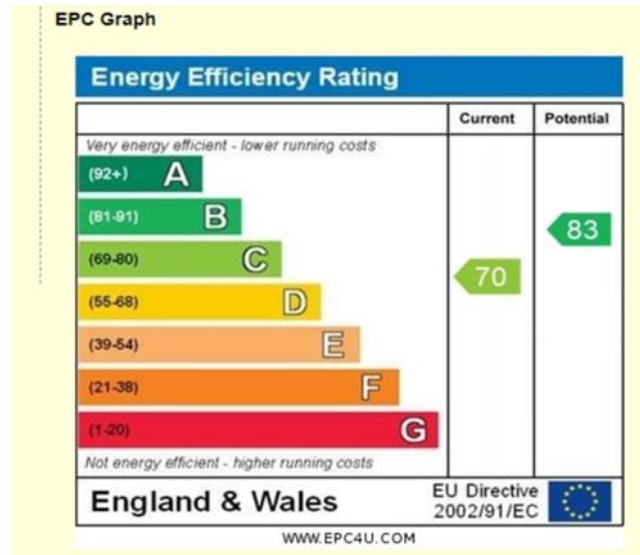
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

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.

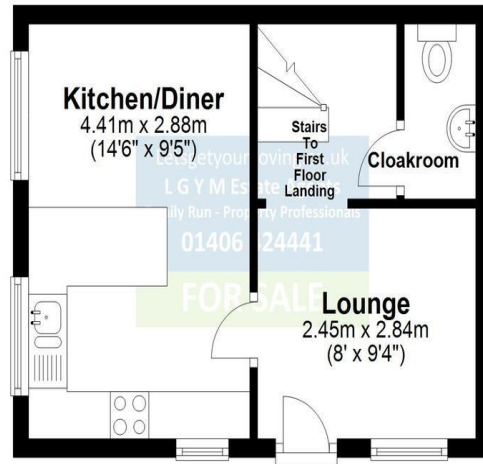
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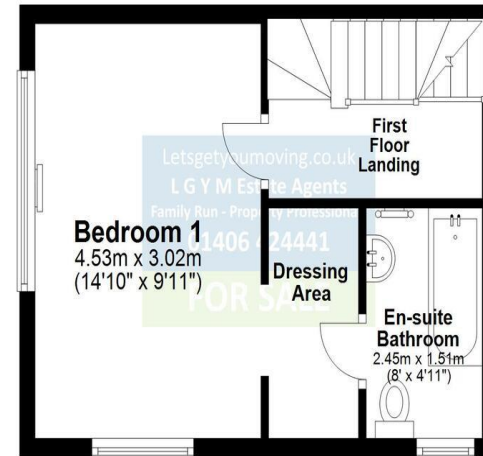
Ground Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



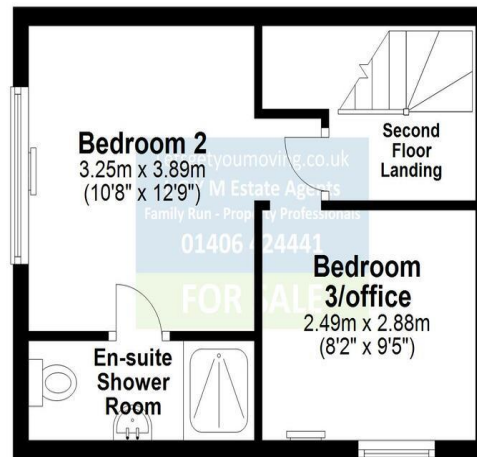
First Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



Second Floor

Approx. 26.2 sq. metres (281.5 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 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 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 brightly lit by natural light from a large window.