



Crown Cottages, Blackbarn Road £224,995

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 period-style semi-detached home set in a quiet rural location surrounded by farmland and uninterrupted open field views. The property boasts three bedrooms, good off-road parking and a generous sized rear garden. In brief: Entrance porch, lounge, kitchen, utility room, ground floor shower room, first floor to three bedrooms. Gardens to both the front and rear with office and summerhouse. Call us ANYTIME to arrange a viewing - 01406 424441.

Accommodation Comprises:

Composite entrance door to:

Porch

Laminate flooring, door to:

Lounge 3.92m (12'10") max x 3.79m (12'5")

PVCu double glazed window to front, fireplace with multi fuel burner in chimney (smokeless only), decorative timber mantle over, laminate flooring, broadband point, stairs to first floor landing with understairs storage cupboard, door to:

Kitchen 4.97m (16'4") x 2.27m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine, dishwasher, electric point for free standing cooker, PVCu double glazed window to rear, feature fireplace, modern electric storage heater, terracotta tiled flooring, door to:

Utility 2.02m (6'8") x 1.68m (5'6")

Space for fridge/freezer, PVCu double glazed window to side, airing cupboard housing, hot water cylinder, linen shelving, ceramic tiled flooring, door to:

Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower and glass door, vanity wash hand basin with instant hot water mixer tap, close coupled WC fully ceramic tiled walls, PVCu opaque double glazed window to side, textured ceiling.

Conservatory 3.87m (12'8") x 2.82m (9'3")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed roof, power connected, electric storage heater, laminate flooring, PVCu double glazed French doors to garden.

First Floor Landing

PVCu double glazed window to side, access to insulated loft space, door to:

Main Bedroom 4.92m (16'2") x 2.65m (8'8")

PVCu double glazed window to front, textured ceiling.

Bedroom 2 3.45m (11'4") x 2.35m (7'9")

PVCu double glazed window to rear, modern electric storage heater, textured ceiling.

Bedroom 3 2.42m (7'11") x 2.40m (7'10")

PVCu double glazed window to rear, modern electric storage heater, textured ceiling.

Office 2.96m (9'9") x 1.68m (5'6")

PVCu double glazed window to side, modern electric storage heater, laminate flooring, power and lighting connected.

Store

Brick built garden store.

Summerhouse 2.73m (8'11") x 3.55m (11'8")

Fully insulated, power connected, double glazed window to side, electric storage heater, double glazed double door.

Garage 5.1m (16'7") x 4.83m (15'8")

Wooden frame with corrugated steel, double doors, light and power connected.

Outside

Driveway (with full right of way) leads to the off-road parking, large garage with power and light, footbridge leading to front garden mainly laid to lawn with hedging and tree borders, side gate to the enclosed rear garden by wood panel and hedging, mainly laid to lawn, patio area, decking, summerhouse, green house, office, outside tap and lighting.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 signposted to Kings Lynn. At the next roundabout take the 2nd exit onto Gedney Road and proceed through Long Sutton. As you are about leave Long Sutton turn left onto Roman Bank which will then take you onto Little London stay on this road through Lutton As you leave Lutton (just past the national speed limit sign) follow the bend where the property can be located on the right-hand side. For satellite navigation, the property postcode is PE12 0AY.

Council Tax

Band A £1,429.25 from April 2024 to March 2025, South Holland District Council.

EPC: D.

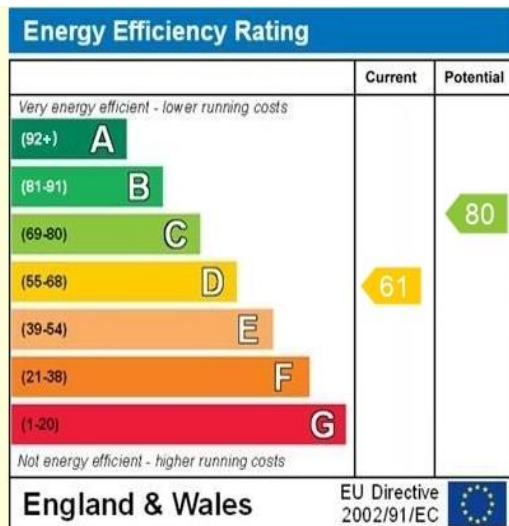
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

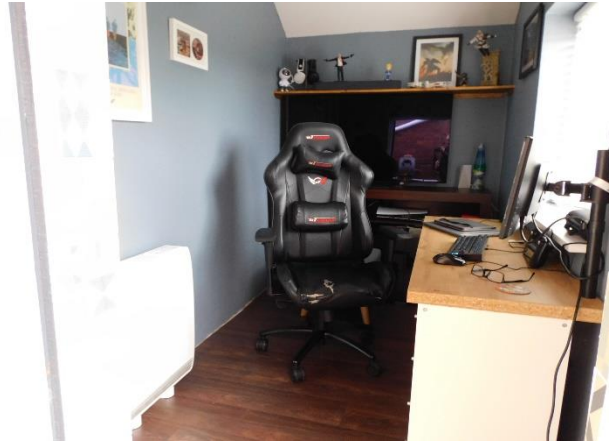
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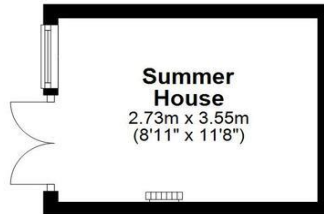
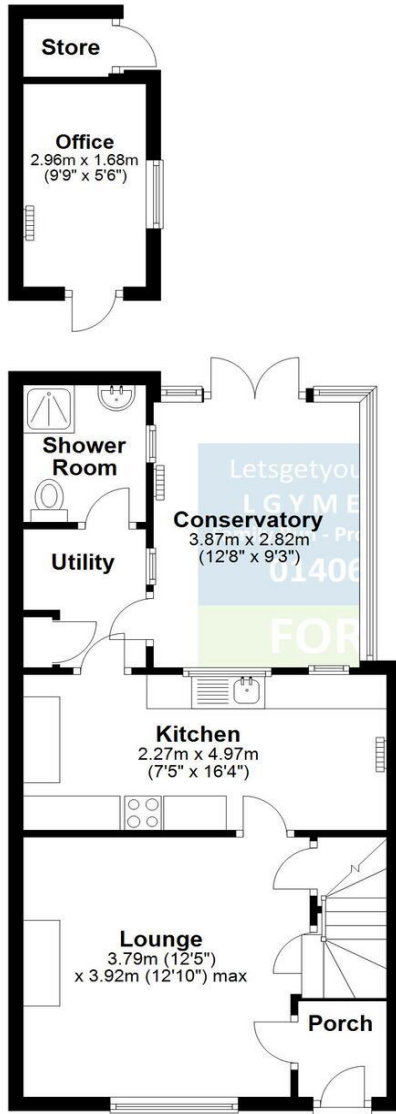






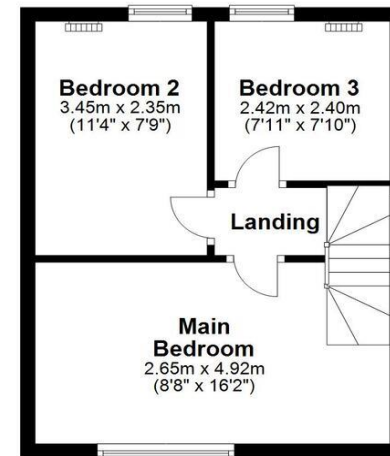
Ground Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 95.5 sq. metres (1027.5 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 entrance. The room is filled with stacks of cardboard boxes, and the scene is brightly lit by natural light from a large window.