



Foxes Lowe Road, Holbeach £299,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

A very well-presented detached bungalow, set in a much sought-after part of Holbeach. In brief: entrance hall, lounge, kitchen/diner, utility room, cloakroom, pantry, three bedrooms with en-suite to main, and a family bathroom. Outside: Enclosed mature hedging, gravel drive with lawned front garden, enclosed rear garden, mainly laid to lawn and gravel, summerhouse, wooden garden store.

Call us anytime to make a viewing appointment - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall

Radiator, vinyl floor covering, central heating thermostat, broadband connection point. coving to textured ceiling, access to insulated loft space, airing cupboard housing, hot water cylinder, linen shelving, door to:

Lounge 4.90m (16'1") x 3.56m (11'8")

PVCu double glazed bay window to front, electric fire with timber surround, polished granite inset and hearth, radiator, vinyl floor covering, TV point, three wall lights, coving to textured ceiling.

Kitchen/Diner 3.46m (11'4") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, fitted, cooker, electric fan assisted double oven, four ring halogen hob with pull out extractor hood, PVCu double glazed window to rear, radiator, vinyl floor covering, TV point, coving to textured ceiling.

Utility Room 2.65m (8'8") x 1.70m (5'7")

Fitted with a matching base and eye level unit with worktop space over, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to rear, vinyl floor covering, coving to textured ceiling, pantry with shelving, PVCu double glazed entrance door to garden.

Cloakroom

PVCu opaque double-glazed window to side, fitted with two-piece suite comprising, vanity wash hand basin with mixer tap, close coupled WC, radiator, vinyl floor covering, coving to textured ceiling.

Main Bedroom 4.45m (14'7") x 3.14m (10'4")

PVCu double glazed window to rear, radiator, coving to textured ceiling, door to:

En-suite Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted electric shower and glass door, close coupled WC, tiled splashbacks, electric fan heater, extractor fan, shaver point, PVCu opaque double-glazed window to side, heated towel rail, vinyl floor covering, coving to textured ceiling.

Bedroom 2 3.54m (11'7") max x 3.15m (10'4")

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

Bedroom 3 3.56m (11'8") x 2.17m (7'1")

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

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, shaver point, PVCu opaque double-glazed window to rear, electric heater, radiator, coved to textured ceiling, vinyl floor covering.

Garage 4.78m (15'8") x 2.84m (9'4")

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

Outside

Hedged frontage with gravel driveway leading to generous off-road parking and single garage. Front garden is mainly laid to lawn with flower and shrub borders, side gate to enclosed rear garden with wood panel fencing, mainly laid to lawn and gravel, summer house, wooden garden store, outside tap, outside lighting.

Directions

Leave our Church Street office and turn right onto High Street, continue along onto Fleet Street, then take the left turning after The Factory Shop onto Foxes Lowe Road. The property can be found on the right-hand side. For satellite navigation the property postcode is - PE12 7PA.

Council Tax Band

D £2,129.88 from April 2024 to March 2025, South Holland District Council.

EPC – D

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.

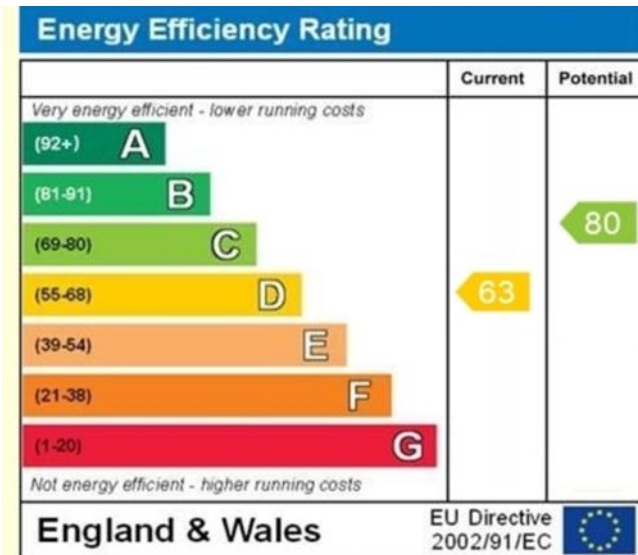
A Buyer is advised to obtain verification from their Solicitor.

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

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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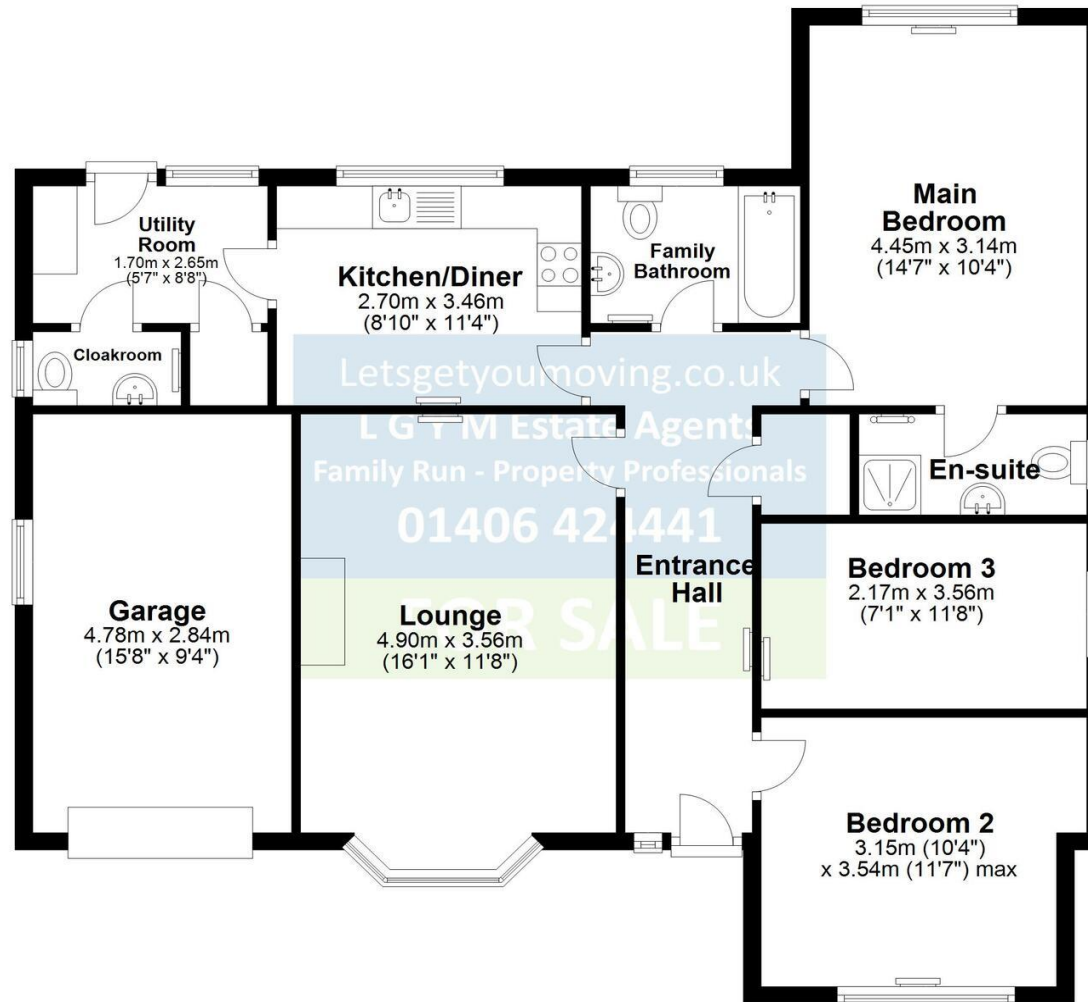
**Energy Performance
Certificates (EPC)**

RICS Valuations



Ground Floor

Approx. 102.2 sq. metres (1099.6 sq. feet)



Total area: approx. 102.2 sq. metres (1099.6 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 warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, 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 positive and welcoming atmosphere.