



Langwith Drive, Holbeach £475,000

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

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An immaculately presented bespoke and spacious five-bedroom modern property in a much sought after part of Holbeach. In Brief: Entrance Hall, cloakroom, open plan living lounge/diner/kitchen, office, utility room, First floor to four bedrooms, two with en-suite and family bathroom, second floor to main bedroom and en-suite bathroom. Outside, the property has great off-road parking, oversized garage, enclosed rear garden with lawn and patio areas. Call us ANYTIME to book your viewing-01406 424441

Accommodation Comprises:

Composite entrance door and matching side panel door to:

Entrance Hall

Laminate flooring, recessed ceiling spotlights, smoke detector, under floor heating, stairs to first floor landing with under-stairs storage cupboard, built-in storage cupboard.

Ground Floor Cloakroom 2.56m (8'5") x 1.21m (4')

PVCu double glazed windows to side, vanity wash hand basin with base cupboards, close coupled WC, tiled splashback, heated towel rail, laminate flooring with recessed ceiling spotlights.

Open Plan Living Kitchen/diner/lounge 7.13m (23'5") x 6.63m (21'9")

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher, fitted Zanussi eye level electric fan assisted double ovens, Zanussi four ring induction hob with extractor hood, PVCu double glazed skylights, PVCu double glazed window to side, laminate flooring, under floor heating. TV point, recessed ceiling spotlights, PVCu double glazed entrance door to side, PVCu double glazed patio doors to garden, door to:

Office 2.91m (9'7") x 2.61m (8'7")

PVCu double glazed windows to front, laminate flooring, under floor heating, broadband connection, recessed ceiling spotlights.

Utility Room 4.36m (14'4") x 2.05m (6'9")

Fitted with a base unit with worktop space over, composite sink unit with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, laminate flooring, under floor heating, recessed ceiling spotlights, door to:

Boiler cupboard

Housing wall mounted gas boiler serving heating system and hot water, hot water cylinder.

First Floor Landing

Radiator, recessed ceiling spotlights and smoke detector, sliding door leading to stairs to second floor main bedroom, door to:

Bedroom 2 6.21m (20'4") x 3.58m (11'9")

Built-in double wardrobe with hanging rail, shelving and fully mirrored sliding doors, radiator, TV point, recessed ceiling spotlights, PVCu double glazed patio door, door to:

En-suite

With wall mounted vanity wash hand basin with storage under, part ceramic tiled walls, vinyl floor covering, recessed ceiling spotlights.

Bedroom 3 3.54m (11'7") x 2.65m (8'8")

PVCu double glazed multi-paned featured window to front, built-in double wardrobe with hanging rail, radiator, vaulted ceiling with recessed ceiling spotlights, door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with base cupboard, tiled double shower enclosure with fitted mains shower and glass door, close coupled WC, heated towel rail, extractor fan, vinyl floor covering, recessed ceiling spotlights.

Bedroom 4 3.55m (11'8") max x 3.23m (10'7")

PVCu double glazed window to rear, radiator, recessed ceiling spotlights.

Bedroom 5 2.99m (9'10") x 2.78m (9'1")

PVCu double glazed window to rear, fitted double wardrobe with hanging rail, radiator, recessed ceiling spotlights.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, wall mounted vanity wash hand basin with drawers, close coupled WC, half ceramic tiled walls, extractor fan, PVCu double glazed window to side, heated towel rail, vinyl floor covering with recessed ceiling spotlights.

Stairs to Second Floor

Main Bedroom 5.18m (17') x 3.74m (12'3")

PVCu double glazed windows to front, radiator, recessed ceiling spotlights, door to:

En-suite Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, wall mounted vanity wash unit with drawers, close coupled WC, extractor fan, double glazed Velux window to rear, vinyl floor covering, recessed ceiling spotlights.

Garage 5.89m (19'4") x 3.47m (11'5")

Oversized garage with power and lighting connected. Remote-controlled electric roller door to the rear, remote-controlled electric roller door to the front.

Outside

The front of the property is enclosed with a smart low maintenance front garden with gravel drive for good off-road parking, down lighting and an outside tap. Pathway leading to the rear garden with wood panel fencing, mainly laid to lawn, large patio area, wooden garden store, outside tap, recessed feature lighting.

Directions

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

Council Tax

Band C - £1,933.17 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.

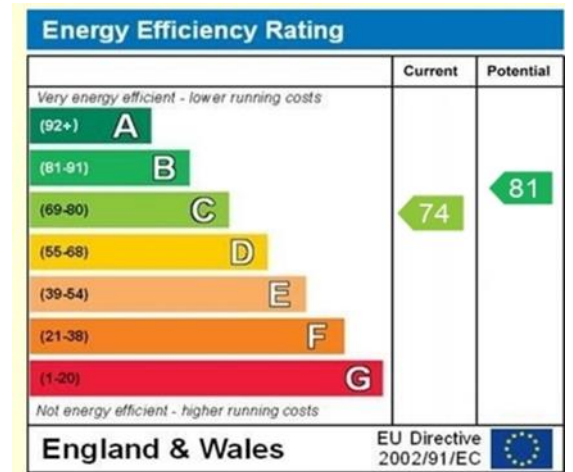
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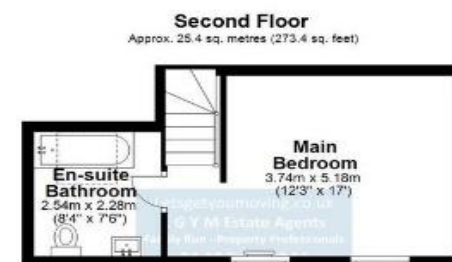
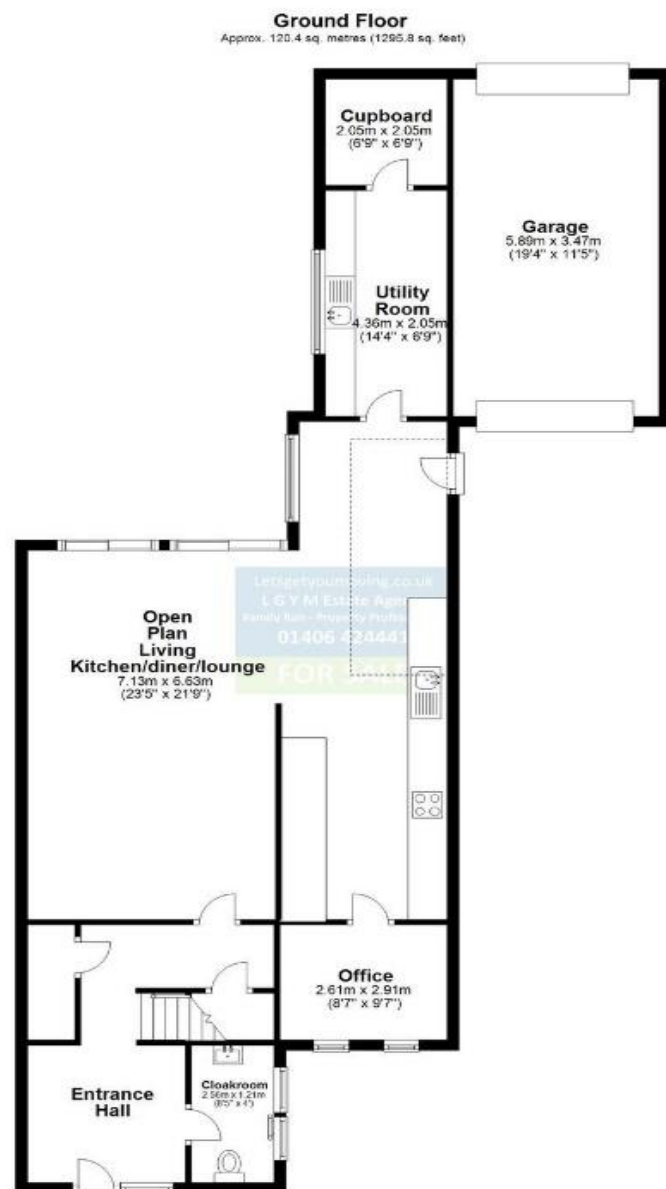
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Total area: approx. 214.7 sq. metres (2310.9 sq. feet)

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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