



## 54 Roman Bank PE12 0AR £289,995

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



**Nestled in the village of Gedney Dyke, this well-maintained property offers a lovely rural setting with uninterrupted field views and also boasts a south-facing garden. As you step inside the charming vestibule entrance this leads to the welcoming entrance hall. The cosy lounge is perfect for relaxation, while the spacious kitchen/diner provides an ideal space for cooking and social gatherings. With three well-appointed bedrooms and a stylish family bathroom. Call us ANYTIME - 01406 424441.**

### Accommodation Comprises:

PVCu double glazed entrance door, door to:

Entrance Vestibule

PVCu double glazed window to front and side, vinyl floor covering.

Entrance Hall

Skylight, airing cupboard housing the hot water cylinder, linen shelving, storage cupboard with shelving, electric storage heater, laminate flooring, coving to ceiling, access to insulated loft space, door to:

Lounge 6.43m (21'1") x 3.96m (13')

PVCu double glazed bow window to front, PVCu double glazed window to side, electric fire with decorative surround, two electric storage heaters.

Kitchen/Diner 6.65m (21'10") x 2.98m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, four ring halogen hob with extractor hood, PVCu double glazed window to side, electric storage heater, vinyl floor covering, coving to ceiling, PVCu double glazed patio doors to garden, PVCu double glazed entrance door to garden.

Main Bedroom 4.84m (15'11") x 3.63m (11'11")

PVCu double glazed window to rear, electric storage heater, laminate flooring, TV point, coving to textured ceiling, door to:

Cloakroom

Fitted with two-piece suite with vanity wash hand basin with cupboards, drawers and fully ceramic tiled walls, WC with hidden cistern, vinyl floor covering, coving to ceiling.

Bedroom 2 3.57m (11'9") x 3.03m (9'11")

PVCu double glazed window to rear, TV point, coving to textured ceiling.

Bedroom 3 3.34m (10'11") x 1.85m (6'1")

PVCu double glazed window to front, telephone point, coving to textured ceiling.

#### Family Bathroom

Fitted with a four-piece suite comprising deep roll top bath with hand shower attachment over, vanity wash hand basin with base cupboard, drawers, fully ceramic tiled walls, double shower enclosure with fitted mains shower and glass door, WC with hidden cistern, electric fan heater, towel cupboard. PVCu opaque double glazed window to side, vinyl floor covering, coving to ceiling.

#### Garage 5.75m (18'10") x 2.97m (9'9")

Attached brick built single garage with power and light connected, Up and over door.

#### Outside

The front of the property is enclosed by wood panel fencing, the front is gravelled to give off road parking, side gate leading to the enclosed rear garden, area laid to lawn, decked area, garden store, outside tap outside lighting, private drainage.

#### Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout turn right onto the A17. Continue along with the Long Sutton roundabout taking first left turn then next right on to Kingsgate B1359. Follow this road to Gedney Dyke and at the T-junction turn right, before leaving the village the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 0AR.

#### Council Tax

Band C - £1,905.67 From April 2024 to March 2025, South Holland District Council.

#### EPC - E

The Agent has not tested any 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.

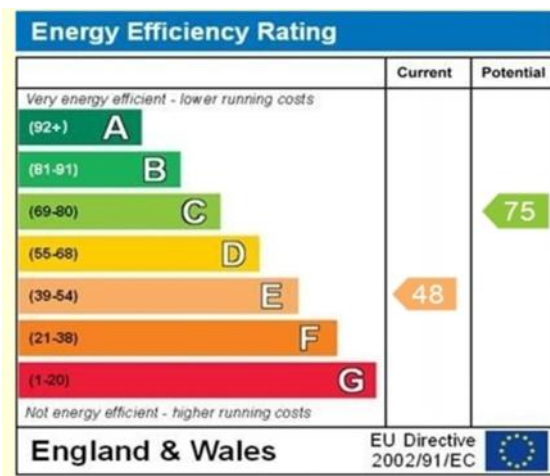
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may, however, be available by separate negotiation.

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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Meet the team

  
Phil Greaves  
CHARTERED CERTIFIED FINANCIAL ADVISER

  
Peter Baker  
CHARTERED CERTIFIED FINANCIAL ADVISER  
Founder & Director

  
Ana Birtcher  
CHARTERED CERTIFIED FINANCIAL ADVISER

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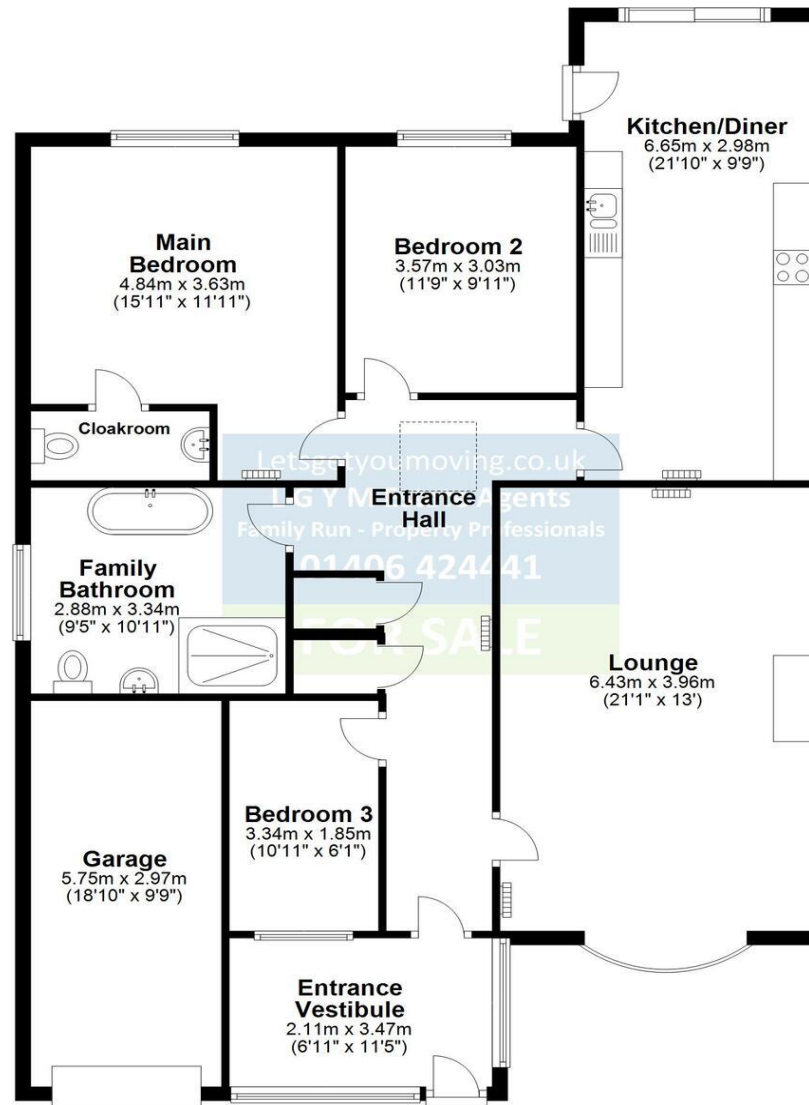
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## Ground Floor

Approx. 136.0 sq. metres (1463.4 sq. feet)



Total area: approx. 136.0 sq. metres (1463.4 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.



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**Meet the team**



**Phil Greaves**  
Senior Sales Officer



**Peter Baker**  
Senior Business Development Officer  
Finance & Insurance



**Ana Pintor**  
Marketing Executive

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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. To her left, a stack of several cardboard boxes is piled up. In the background, a woman and a man are walking towards the camera, each carrying a cardboard box. They are standing in a doorway, looking out onto a bright, sunny day. The overall atmosphere is one of excitement and a fresh start.