



Northons Lane, Holbeach £279,995

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

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A detached property that has been extended over the years to offer spacious living areas. The property features an entrance hall, lounge, kitchen/diner, conservatory, sitting room, utility room, ground floor cloakroom and a rear lobby on the ground floor. The first floor comprises main bedroom with walk in wardrobe, two further double bedrooms and the family bathroom. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Stairs to first floor landing, door to:

Lounge 7.20m (23'7") x 3.49m (11'5")

PVCu double glazed window to front and side, wood burner with tiled hearth, three radiators, TV point, broadband point, coving to textured ceiling, door to: Rear lobby.

Kitchen Area 2.72m (8'11") x 2.42m (7'11")

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, mixer tap, tiled surround, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to rear and side, ceramic tiled flooring, open plan to:

Dining Area 3.49m (11'5") x 3.49m (11'5")

Wood burner set on a paved hearth, radiator, ceramic tiled flooring, PVCu double glazed French doors to Conservatory, under-stairs storage cupboard.

Conservatory 2.90m (9'6") x 3.30m (10'10")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, PVCU double glazed French doors to garden.

Rear Lobby

PVCu double glazed window to rear, wall mounted LPG gas boiler serving heating system and domestic hot water, PVCu double glazed entrance door to the rear garden door to:

Inner Hallway

Vinyl floor covering, door to:

Cloakroom

Fitted with two-piece suite comprising, wall mounted wash hand basin, close coupled WC, PVCu opaque double glazed window to rear, vinyl floor covering.

Utility Room 2.56m (8'5") x 1.36m (4'6")

Plumbing for automatic washing machine, PVCu double glazed window to rear, vinyl floor covering.

Sitting Room 3.64m (11'11") x 3.48m (11'5")

PVCu double glazed window to rear and side, radiator.

Landing

PVCu double glazed window to rear, radiator, central heating thermostat, door to:

Main Bedroom 3.97m (13') x 3.62m (11'11")

PVCu double glazed windows to the front and side, two radiators, open plan to:

Walk-in wardrobe

Wardrobe/dressing area

Bedroom 2 3.51m (11'6") x 3.50m (11'6")

PVCu double glazed window to front, radiator.

Bedroom 3 3.51m (11'6") x 3.49m (11'5")

PVCu double glazed window to front, radiator, storage cupboard.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with fitted electric shower and folding glass screen, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu double glazed window to rear, storage cupboard with shelving, radiator, vinyl floor covering.

Outside

The property is set back from the road with an area laid to lawn and tree frontage offering privacy. Driveway leading to off road parking, the rear of the property has two wooden garden stores, and large garage. The property operates with private drainage and LPG gas central heating.

Directions

Leave our Church Street office and turn left at the traffic lights onto West End, just past the school take the right turn onto Northons Lane. Continue along where the property can be located on the right-hand side. The postcode for the property is PE12 7PZ.

Council Tax

Band B - £1,694.53 - 2024/2025 - South Holland District Council.

EPC - TBC

Agent Note: Building plot potential. Lapsed outline planning permission was granted for a two bed detached bungalow with private driveway and gardens situated within this property. Reference No: H09-0843-21 - South Holland District Council. Please see plan or call for more details (last picture).

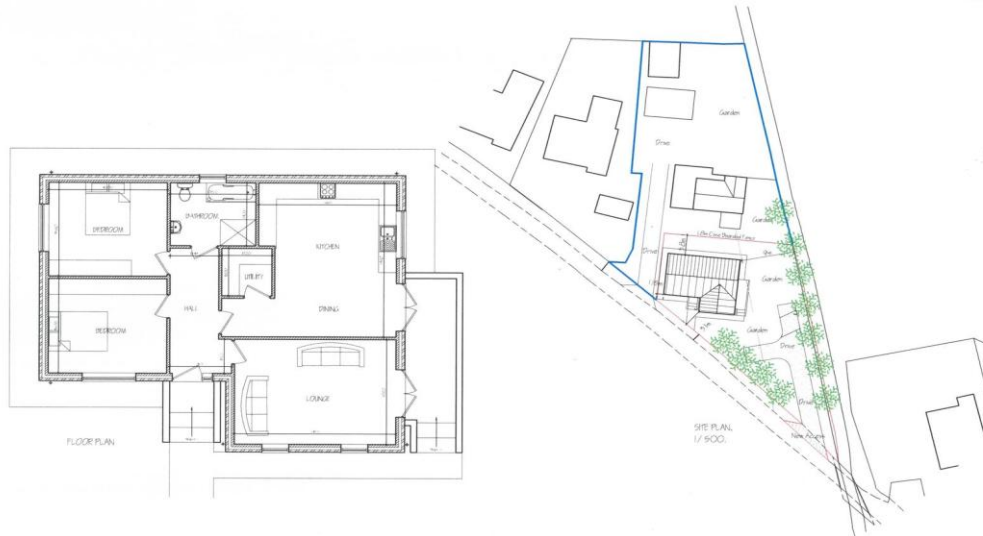
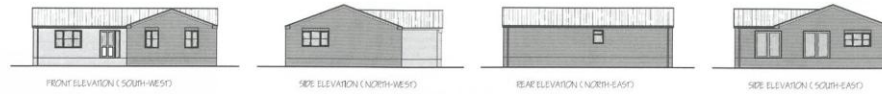
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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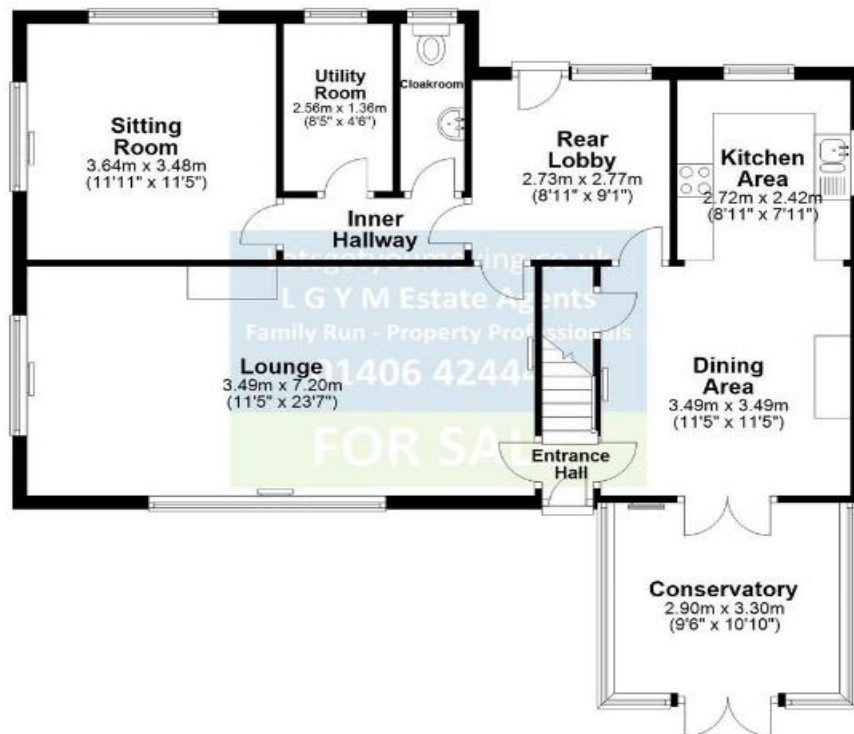
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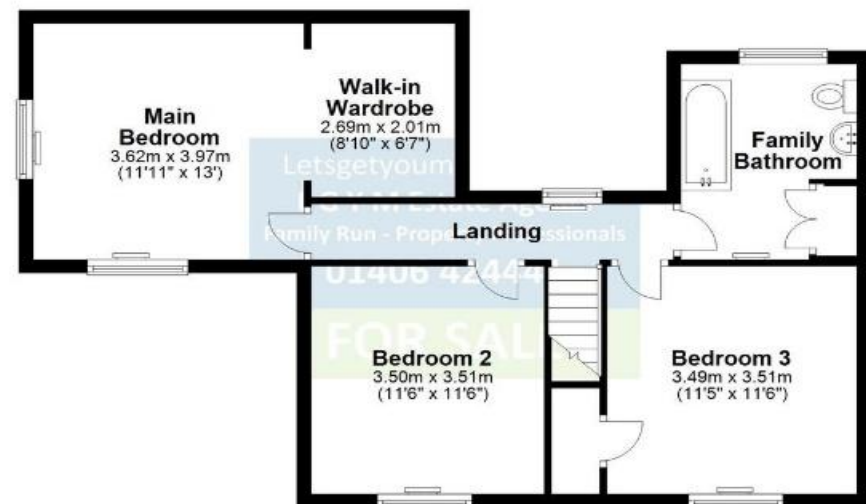
Ground Floor

Approx. 87.9 sq. metres (946.5 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 148.1 sq. metres (1594.6 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. 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.