



Cross Street, Fleet £349,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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Located at a quiet location with open field views to the rear, this well-maintained and spacious property offers a blend of both comfort and convenience.

The interior is thoughtfully designed to cater to modern living, featuring an inviting entrance hall, a cosy lounge perfect for relaxation, and a contemporary kitchen/diner that serves as the heart of the home. The conservatory floods the space with natural light, creating an ideal setting to relax or entertain. Practicality has been well thought through with a dedicated utility room, three generously sized double bedrooms, a stylish family bathroom, and a private en-suite for added luxury. Step outside to discover ample off-road parking and a double garage, providing plenty of space for vehicles and storage. The enclosed side and rear gardens offer a safe and private area for outdoor activities & gardening. Conveniently located, the property is just a short stroll from the local shop, ensuring that daily essentials are always within easy reach. This home truly embodies a perfect blend of charm, functionality, and idyllic living. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

Storm porch, PVCu double glazed entrance door to:

Entrance Hall

Airing cupboard housing, hot water cylinder, linen shelving, storage cupboard with shelving, radiator, telephone point, coving to textured ceiling, smoke detector, door to:

Lounge 5.19m (17') x 4.54m (14'11")

Two PVCu double glazed windows to front, PVCu double glazed window to side, fireplace with wooden surround and marble inset and hearth, two radiators, TV point, dado rail, two wall lights, central heating thermostat, coving to textured ceiling, double doors to kitchen, door to entrance hall.

Kitchen/Dining Room 5.47m (17'11") x 3.61m (11'10")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboard under, integrated fridge, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with pull out extractor hood, PVCu double glazed window to rear, radiator, vinyl floor covering, telephone point, coving to textured ceiling, open plan to utility Room.

Conservatory 3.71m (12'2") x 3.69m (12'1")

Half brick and PVCu double glazed construction with PVCu double glazed windows, ceiling fan, power and light connected, radiator, vinyl floor covering, PVCu double glazed French doors to garden.

Utility Room 2.70m (8'10") x 1.75m (5'9")

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, extractor fan, wall mounted gas boiler, plumbing for automatic washing machine, space for tumble dryer, radiator, vinyl floor covering, coving to textured ceiling PVCu double glazed entrance door to garden.

Main Bedroom 4.03m (13'3") x 3.72m (12'2")

PVCu double glazed window to rear, fitted bedroom suite with a range of wardrobes dressing table and bedside cabinets, radiator, vinyl floor covering, coving to textured ceiling, door to:

En-suite

Fitted with three-piece suite comprising vanity wash hand basin with cupboards, mixer tap, shaver point and light, large, fitted shower cubical with aqua boarding, fitted independent electric shower and glass door, WC with hidden cistern, heated towel rail, extractor fan, PVCu opaque double glazed window to rear, vinyl floor covering, coving to textured ceiling.

Bedroom 2 3.63m (11'11") x 3.31m (10'10")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes, bedside cabinets and drawers, radiator, coving to textured ceiling.

Bedroom 3 3.32m (10'11") x 3.07m (10'1")

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

Family Bathroom

Fitted with four-piece suite comprising deep panelled bath, vanity wash hand basin with cupboard, tiled surround, shaver point, tiled shower enclosure with fitted electric shower and glass door, WC with hidden cistern, part ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, storage cupboard with shelving, heated towel rail.

Double Garage 6.21m (20'4") x 6.03m (19'9")

Attached brick built double garage with rear door, power and light connected, two up and over doors, access to insulated loft space, door.

Outside

The property is approached via an un-adopted road (Cross Street) and is enclosed by hedging, paved entrance leading to the gravel off road parking and double garage, small seating area outside lighting. Gate leading to the enclosed rear garden. The side garden is east facing, the back is south facing, mainly laid to lawn, flower and shrub borders, vegetable plot, patio areas, wood potting store, outside lighting and an outside tap.

Directions

Directions: Leave our Church Street office and turn right at the traffic lights onto High Street, continue along onto Fleet Street, then onto Fleet Road. Take the right turn just past the Fleet Road garage onto Branches Lane, then right onto Cross Street, where the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7BD.

Council Tax

Band D £ 2,129.68. April 2024 to March 2025, South Holland District Council

EPC – C

Agents notes: The bungalow is on mains drainage and gas supply. A potential buyer can negotiate for any of the furniture.

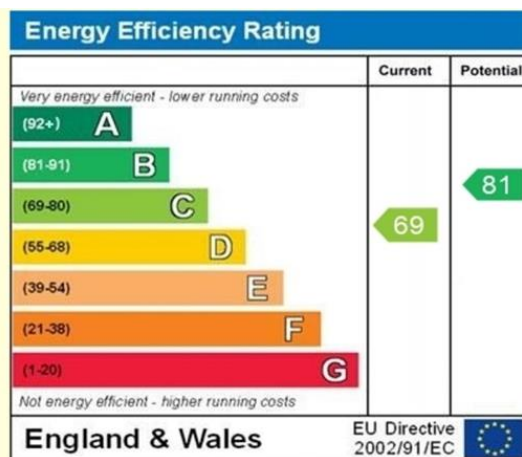
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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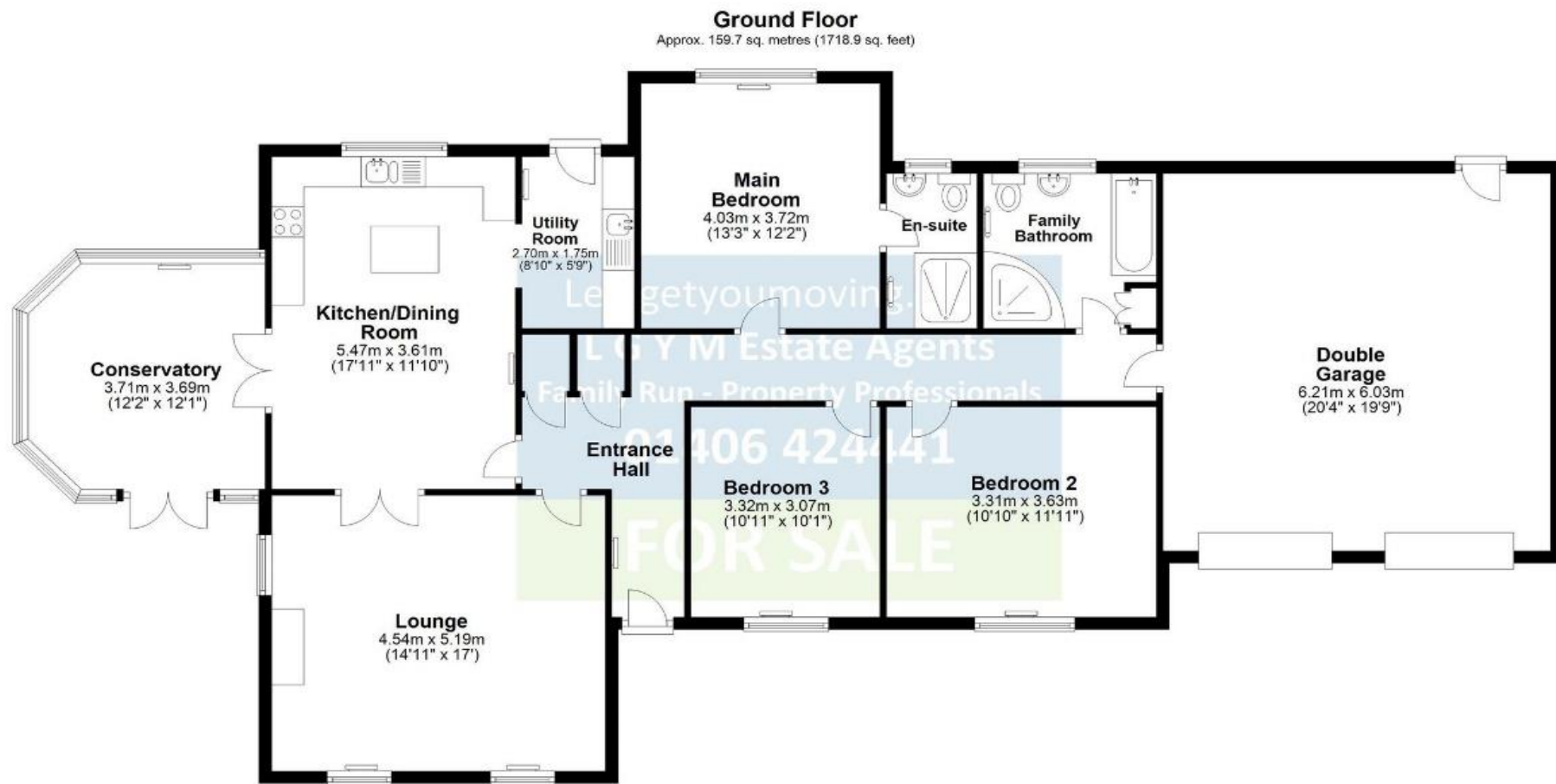
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Total area: approx. 159.7 sq. metres (1718.9 sq. feet)

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



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