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Sales & Letting Agents



**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



# Langwith Drive, Holbeach £264,995 – NO CHAIN

**OFFERS CONSIDERED** - This charming older-style property has been expertly refurbished and extended to a high standard. Inside, the family home boasts three bedrooms, a re-fitted family bathroom, a cozy lounge, a spacious hallway, a utility cupboard, a re-fitted kitchen diner with built-in appliances, a utility room, and a ground-floor cloakroom. The windows and doors have all been replaced with PVCu windows and composite doors, re-wired and plastered, with a brand-new boiler, all building regulations approved. Situated on a corner plot, the property offers ample off-road parking to the side and is within walking distance to Holbeach Town Centre and close to the local bus route. With no onward chain, this is an excellent buy. **NO CHAIN**. Contact us anytime to book your viewing at 01406 424441.

Accommodation Comprises:

Composite entrance door with glazed insert to:

Entrance Hall

Radiator, staircase to first floor landing with understairs storage cupboard and recess, broadband point, mains smoke detector, wall mounted central heating thermostat, door to built-in cloaks cupboard housing new fuseboard (property re-wired in 2024), PVCu double glazed opaque window to side, double opening doors to built in airing cupboard housing pressurised hot water cylinder, wall mounted gas fired boiler servicing heating and domestic hot water (installed 2025), wall mounted heating and hot water control panel, opening to:

Lounge 7.45m x 3.36m max (24'5 x 11')

TV point, telephone point, mains smoke detector, 2 x vertical radiators, PVCu feature box bay window to front aspect.

Kitchen Diner 5.98m x 4.00m (19'7 x 13'1)

Fitted with a matching range of wall mounted and floor standing units with worktop space over, matching upstand, stainless steel one and a quarter bowl sink unit with mixer tap, integrated Indesit tall standing fridge/freezer, fitted Zanussi eye level fan assisted oven, built in Zanussi microwave, integrated full size dishwasher, integrated 4 ring Zanussi halogen hob with extractor hood, low level bin cupboard, glazed splashback, mains smoke detectors, 2 x roof lights, wall mounted vertical radiator, PVCu double glazed window to side aspect, access to the rear lobby with composite stable door to side exit.

Utility Room 2.37m x 1.86m (7'9 x 6'1)

Fitted with a matching range of wall mounted and floor standing units with worktops space over with matching upstand, stainless steel sink unit with mixer tap, plumbing for washing machine, extractor fan, PVCu double glazed window to rear aspect.

#### Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled dual flush WC, wall mounted wash hand basin with mixer tap, tiled splashback with storage cupboard under, wall mounted vertical towel radiator PVCu double glazed window to side aspect.

#### First Floor Landing

Mains smoke detector, access to loft space, PVCu double glazed opaque window to side aspect, door to:

#### Main Bedroom 3.78m max x 3.32m (12'5 x 10'11)

USB power points, TV point, radiator, PVCu double glazed window to side aspect.

#### Bedroom 2 3.59m x 3.58m (11'9 x 11.9)

USB power points, TV point, radiator, PVCu double glazed window to front aspect.

#### Bedroom 3 2.55m x 2.23m (7'4 x 8'4")

USB power points, TV point, vertical radiator, PVCu window to front and side aspect (part box window).

#### Family Bathroom

Fitted with a four-piece suite comprising: Deep panel corner bath with upstand and mixer tap, fitted corner entry shower cubicle with rainfall shower and hand shower attachment, vanity wash hand basin with mixer tap, vanity mirror over, storage cupboard under, concealed cistern dual flush WC, extractor fan, vertical towel radiator, PVCu opaque double-glazed window to side aspect.

#### Outside:

The front garden is enclosed with low level hedging with block paved pathway leading to the main entrance door. Inset shrubs with flower borders, the garden continues to the side and is enclosed with wooden panel fencing, gravel driveway to the rear provides ample off-road parking.

#### Directions:

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. Take the left turn onto Langwith Drive where the property can be located on the left. For satellite navigation the property postcode is: PE12 7HQ.

Council Tax: TBC – South Holland District Council.

EPC – C

**Agents Notes:**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.**

Agents notes: The property has been fully renovated and extended with the relevant planning permissions and sign off. The property has been re-wired, plastered and kitchens and bathrooms are brand new. The property is offered with NO ONWARD CHAIN. Please call for more details if you have any questions – 01406 424441.

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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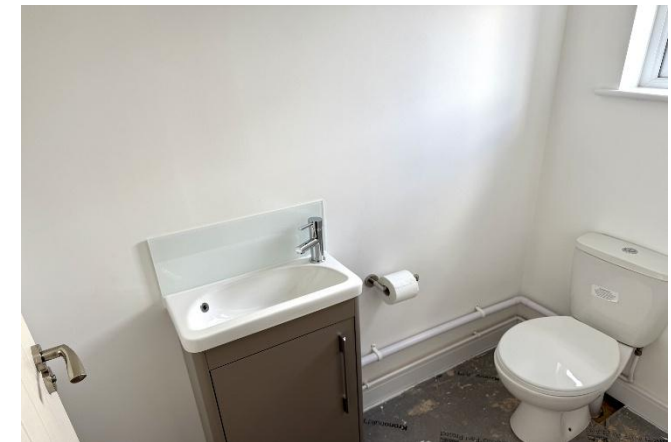
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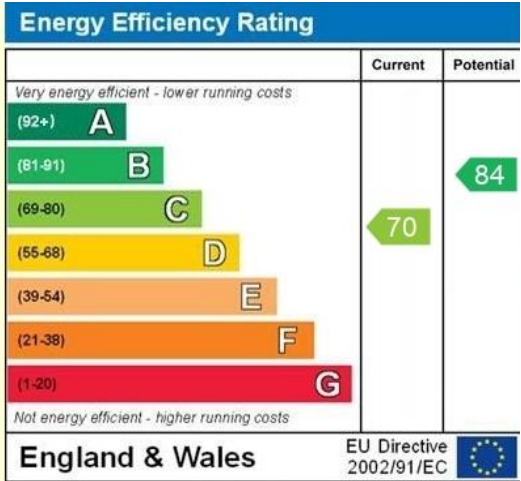
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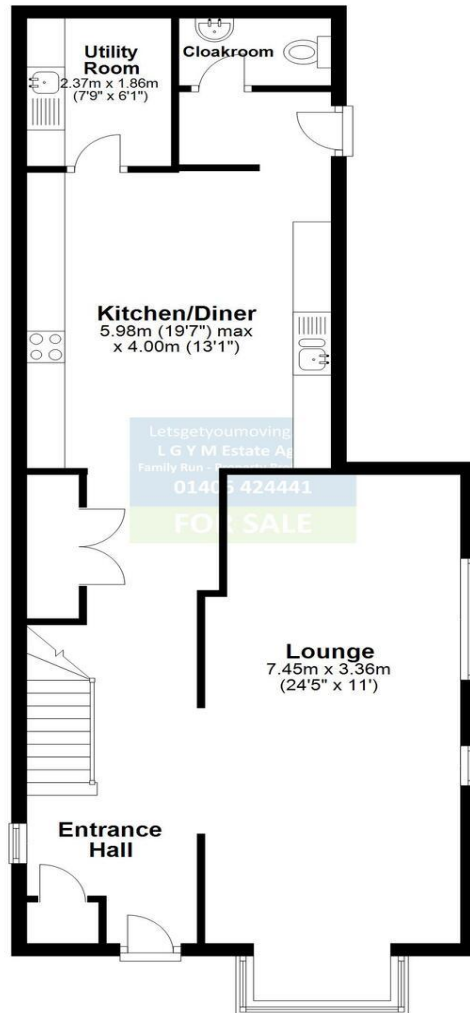
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- Commercial Vehicle Insurance
- Business Insurance

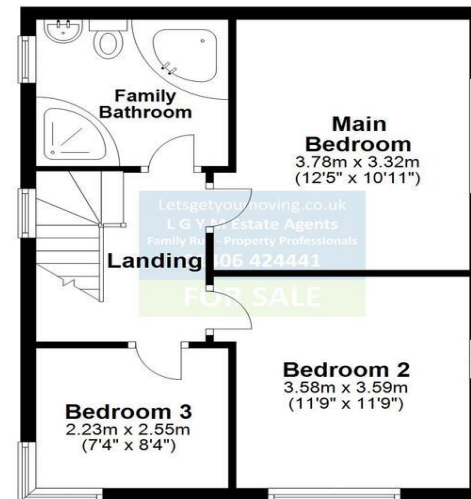
## Ground Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 114.4 sq. metres (1231.8 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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