



## Gamekeeper Close, Holbeach £334,995

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



**This well-appointed detached property is nestled in a quiet Cul-de-sac yet remains within walking distance of Holbeach town centre. The property features an inviting entrance hall that leads to a spacious lounge, a modern and well-equipped kitchen/diner, utility room, snug, and a convenient cloakroom. Upstairs, the first-floor landing provides access to the main bedroom with an en-suite, three additional double bedrooms, and a family bathroom. Outside, the property boasts ample off-road parking, and an enclosed rear garden with a lawn and patio area, complete with garden storage.**

**This property offers the perfect blend of comfort, style, and convenience, making it ideal for family living.**

**Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

Composite entrance door to:

Entrance Hall

Radiator, ceramic tiled flooring, central heating thermostat with smoke detector, stairs to first floor landing, door to:

Lounge 4.56m (15') x 3.54m (11'7")

PVCu double glazed window to front, radiator, broadband point, satellite and TV points.

Kitchen/Diner 5.83m (19'2") x 4.46m (14'8") max

Fitted with a matching range of base and eye level units with Minerva worktop space over, 1 1/4 bowl integrated sink with drainer and mixer tap, integrated fridge/freezer, wine cooler and dishwasher, fitted eye level electric fan assisted Bosch double oven, built-in five ring induction hob with extractor hood, PVCu double glazed window to rear, two radiators, ceramic tiled flooring, TV point, recessed ceiling spotlight, smoke detector, PVCu double glazed French doors to garden, door to:

Utility Room 3.21m (10'6") x 1.52m (5')

Fitted with a matching range of base and eye level units with Minerva workspace over, integrated sink with mixer tap. Plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, radiator, ceramic tiled flooring, PVCu double glazed entrance door to garden, door to:

Snug 3.59m (11'9") x 3.22m (10'7")

Cupboard housing the combination gas boiler serving heating system and hot water, radiator, vinyl floor covering.

Cloakroom

Fitted with two-piece suite comprising, wall mounted wash hand basin with mixer tap, close coupled WC, extractor fan, half ceramic tiled walls, ceramic tiled flooring.

Storeroom 1.73m (5'8") x 3.25m (10'8")

Up and over door with power and lighting connected.

First Floor landing

Storage cupboard with shelving, smoke detector, access to insulated loft space.

Main Bedroom 3.91m (12'10") x 3.56m (11'8")

Built in wardrobes with hanging rails and shelving, PVCu double glazed window to front, radiator, TV point.

En-suite

Three-piece suite comprising: Vanity wash hand basin with base cupboard, part ceramic tiled walls, shaver point, tiled double shower cubicle with fitted mains shower and folding glass door, PVCu opaque double-glazed window to front, heated towel rail, ceramic tiled flooring, extractor fan, recessed ceiling spotlight.

Bedroom 2 3.23m (10'7") x 2.83m (9'3")

PVCu double glazed window to front, fitted with a double wardrobe with hanging rails and shelving, radiator, TV point.

Bedroom 3 3.48m (11'5") x 2.96m (9'9")

PVCu double glazed window to rear, radiator, telephone point, TV point.

Bedroom 4 3.43m (11'3") x 2.75m (9')

PVCu double glazed window to rear, built-in single wardrobe with shelving, radiator, telephone point, TV point.

Family Bathroom

Three-piece suite comprising deep panelled bath with independent shower over and with glass screen, vanity wash hand basin with base cupboard and close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to rear, heated towel rail, ceramic tiled flooring, recessed ceiling spotlights.

Outside

The front of the property is open plan with a gravel area providing good off-road parking, down lighting, power points, side gates to enclosed rear garden with wood panel fencing, patio area, area laid to lawn with gravel borders, garden store, down lighting, outside tap, power points.

Directions

Leave our Church Street office and turn right, continue to Station Street and along onto Fen Road. Turn right onto Gamekeeper Close where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 8QG.

Council Tax  
Band D - £2,245.15 From April 2025 to March 2026, South Holand District Council.

EPC - B

Agents Notes: **Money Laundering Regulations 2003.**  
**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 imposed by HMRC.**

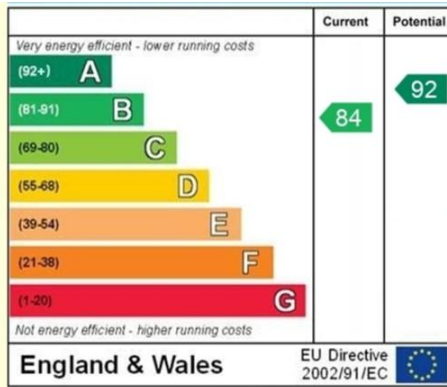
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

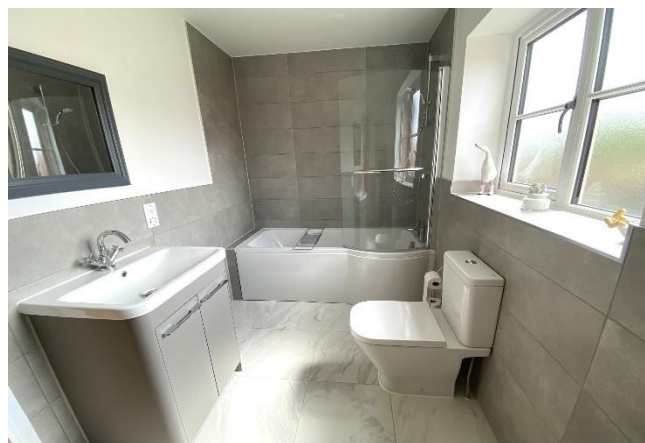
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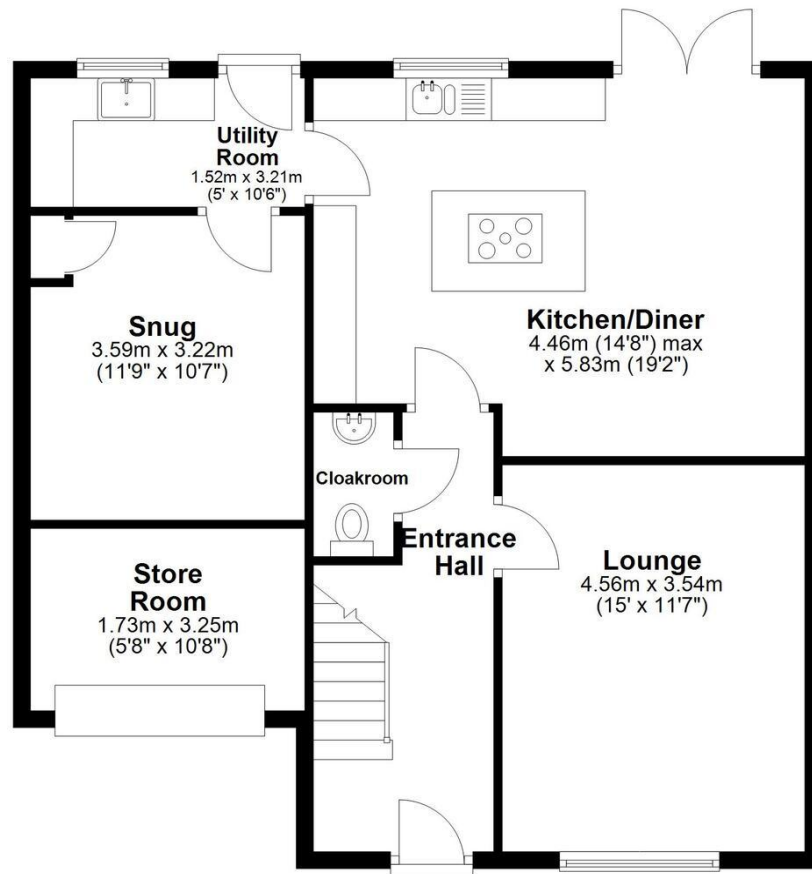
**RICS Valuations**





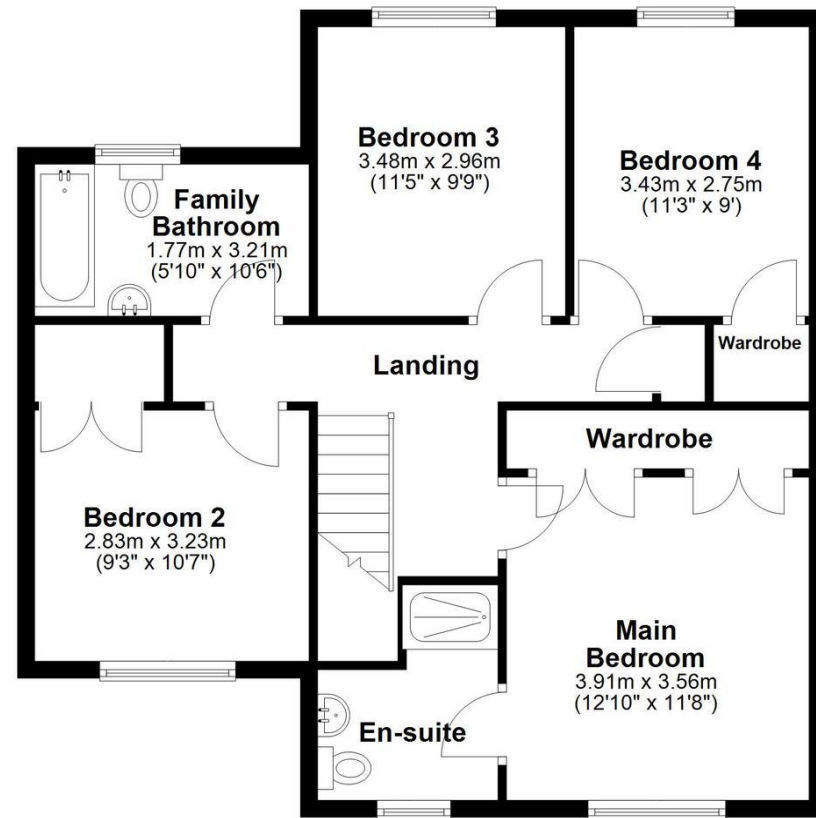
## Ground Floor

Approx. 76.2 sq. metres (819.7 sq. feet)



## First Floor

Approx. 72.2 sq. metres (777.1 sq. feet)



Total area: approx. 148.3 sq. metres (1596.7 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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