



Bass Chase, Holbeach Bank £149,995

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



A three bed semi-detached family home situated in a rural location reached by a private roadway surrounded by open farmland. Accommodation includes: Entrance hall, cloakroom, lounge, kitchen diner, ground floor bathroom, lean too, utility room and separate boiler outhouse. First floor to three bedrooms. Outside: The property is enclosed with mature hedging and has grassed areas to both front and side. Outside water tap and exterior lighting, generous off-road parking. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, central heating thermostat, stairs to first floor landing, coving to textured ceiling with smoke detector, door to:

Lounge 4.26m (14') x 2.98m (9'9")

PVCu double glazed window to front, fireplace with wooden surround, radiator, TV point, broadband point, coving to textured ceiling with smoke detector.

Kitchen/Dining Room 4.25m (13'11") x 3.58m (11'9")

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, space for fridge/freezer, electric point for cooker, PVCu double glazed window to rear, radiator, terracotta tiled flooring, coving to textured ceiling, door to:

Lean-to 2.29m (7'6") x 4.83m (15'10")

Single glazed window to side, two sealed unit windows to rear, two sealed unit windows to side, entrance door to garden, open plan to

Utility Room 2.29m (7'6") max x 2.10m (6'11")

Plumbing for automatic washing machine and dishwasher, space for freezer with power and lighting connected.

W.C

PVCu opaque double glazed window to side, low-level WC, fully ceramic tiled walls, vinyl floor covering, textured ceiling.

Bathroom

Fitted with two-piece suite comprising deep panelled bath with hand shower attachment over and pedestal wash hand basin, tiled splashbacks, PVCu opaque double glazed window to rear and side, two radiators, vinyl floor covering.

Outside Boiler Room

Wall mounted oil-fired boiler serving heating system.

First Floor Landing

PVCu double glazed window to front, PVCu double glazed window to side, textured ceiling, access to insulated loft space.

Main Bedroom 4.25m (13'11") x 3.58m (11'9")

PVCu double glazed window to rear, fireplace, airing cupboard housing the hot water cylinder, linen shelving, radiator.

Bedroom 2 4.25m (13'11") x 2.98m (9'9")

PVCu double glazed window to front, radiator, TV point, textured ceiling.

Bedroom 3 2.54m (8'4") x 2.23m (7'4")

PVCu double glazed window to rear, radiator, textured ceiling.

Outside

The property is enclosed with mature hedging and has grassed areas to both front and side. Outside water tap and exterior lighting, generous off-road parking. The property operates on a private drainage system and oil-fired central heating.

Directions

Leave our Church Street office and head over the lights onto Boston Road South, head over the roundabout onto Boston Road North, at the junction turn right onto Washway Road, then left onto Star Lane. At the junction turn right onto Roman Bank, continue along past Middle Marsh Road, take the private road on your left-hand side where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 9BY.

Council Tax

Band A ~ £1,496.77 From April 2025 to March 2026, South Holland District Council.

EPC ~ D

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.

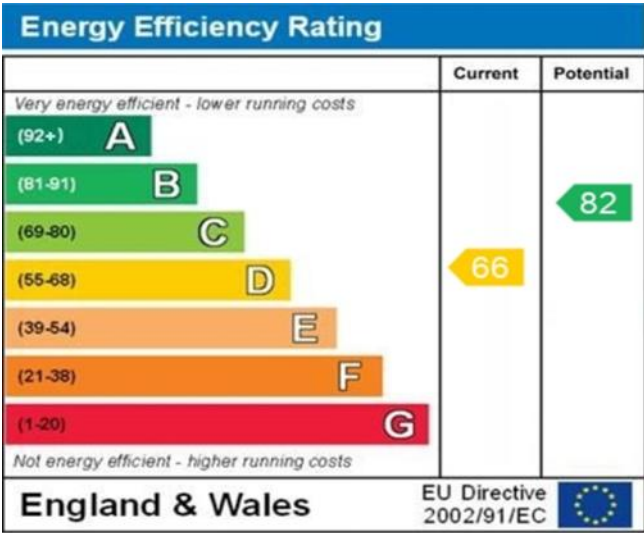
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

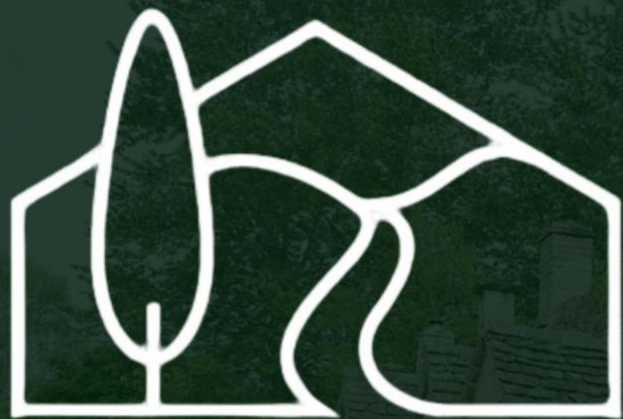
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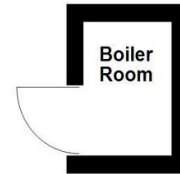
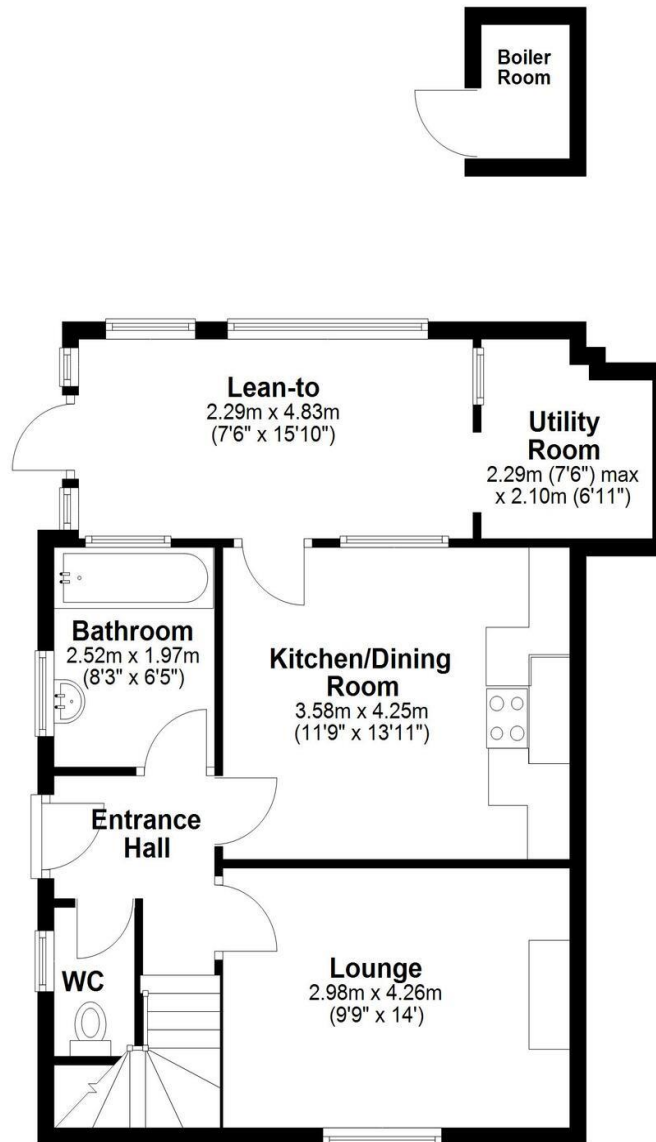
INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

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- Travel Insurance
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- Commercial Vehicle Insurance
- Business Insurance

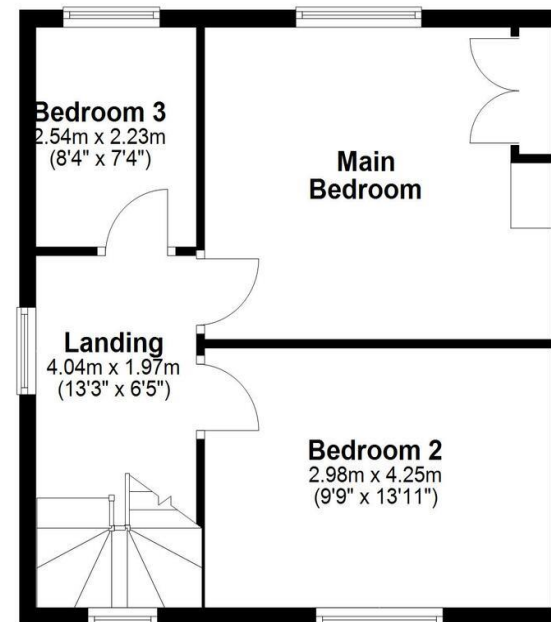
Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 99.0 sq. metres (1065.7 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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