



Fleet Street, Holbeach £319,995 – NO CHAIN

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

We are delighted to offer for sale this expansive family home with NO ONWARD CHAIN, featuring three elegant reception rooms and four generously sized double bedrooms. The property showcases a modern, re-fitted kitchen with a breakfast area and an en-suite bathroom in the main bedroom. The accommodation includes a welcoming entrance hall, a cosy lounge, a separate dining room, a re-fitted kitchen with a breakfast nook, a utility room, a ground floor cloakroom, and a versatile study/office/family room. On the first floor, you'll find the four spacious bedrooms, including the main en-suite, and a stylish family bathroom. Outside, there is ample off-road parking and a single garage, providing convenience and security.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall 3.46m x 2.27m (11'4" x 7'5")

Cove to textured ceiling, smoke detector, telephone point, radiator, wall mounted central heating thermostat, staircase to first floor landing, Karndean flooring, glazed French door to:

Lounge 6.05m x 3.47m (19'10" x 11'5") min

Feature marble fireplace with inset electric flame effect fire, marble insert and hearth, cove to textured ceiling, display recess with wall lighting, TV point, double radiator, single radiator, PVCu double glazed bow window to front aspect, PVCu double glazed opaque window to side aspect, double opening French doors to:

Dining Room 4.41m x 3.45m (14'6" x 11'4")

Feature marble fireplace with inset living flame effect gas fire, marble insert and hearth, wall light points, double radiator, PVCu double glazed opaque window to side aspect, PVCu double glazed sliding patio doors to rear garden, opening to:

Fitted Modern Kitchen 3.91m x 3.44m (12'10" x 11'3")

Luxury modern kitchen fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, kick board lighting, feature Island unit with marble work top, fitted NEFF 5 ring induction hob with stainless steel splashback and extractor canopy over, one and a quarter bowl polycarbonate sink unit with swan neck mixer tap, fitted eye level NEFF hide and slide fan assisted oven with storage drawer, NEFF food warmer with space for microwave over, integrated NEFF dishwasher, TV point, cove to textured ceiling with recessed lighting, PVCu double glazed windows x 2 to rear aspect, archway to:

Breakfast Room 2.96m x 2.66m (9'9" x 8'9")

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, breakfast bar area, integrated Hotpoint tall standing larder fridge, integrated Hotpoint tall standing freezer, integrated wine cooler, radiator, cove to textured ceiling with recessed spotlights, PVCu double glazed window to rear aspect, fire door to:

Home Office/Study/Family Room 3.94m x 2.67m (12'11" x 8'9")

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Utility Room 2.99m x 1.87m (9'10" x 6'2")

Fitted with a range of wall mounted and floor standing units with marble worktop, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, replacement Worcester wall mounted gas fired combination boiler servicing heating and domestic hot water, door to walk in pantry with storage shelving, PVCu double glazed window to rear aspect, PVCu double glazed door to rear garden, door to:

Ground Floor WC

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

First Floor Landing

Spindle staircase to first floor landing, cove to textured ceiling, loft access with part boarded loft space, smoke detector, double opening doors to built-in airing cupboard with linen shelving, PVCu double glazed window to side aspect, door to:

Bedroom 1 5.95m x 2.80m min (excluding built-in wardrobes) 19'6" x 9'2" Min

Fitted with a range of fitted wardrobes with hanging space and storage shelving, wall light points, TV point, cove to textured ceiling, 2 x radiators, dressing area, PVCu double glazed windows to rear aspect x 2, door to:

Re-Fitted En-Suite Shower Room 2.34m x 2.35m (7'8" x 7'9")

Re-fitted with a three piece suite comprising: Double corner entry shower cubicle with fitted rainfall shower with hand shower attachment, dual flush close coupled WC, vanity wash hand basin with mixer tap, storage under and matching tall standing cupboard to side, extractor fan, shaver point, wall mounted mirror, cove to textured ceiling, wall light point, radiator, tiled surrounds, PVCu opaque window to rear aspect.

Bedroom 2 4.37m x 3.48m (14'4" x 11'5")

Fitted double wardrobe with handrail and storage shelving with display unit to side, TV point, cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Bedroom 3 3.47m x 2.96m (11'5" x 9'9")

Cove to textured ceiling, TV point, door to built in wardrobe with hanging rails, built in over stairs storage cupboard, radiator, PVCu double glazed window to front aspect.

Bedroom 4 3.47m x 2.66m (11'5" x 8'8")

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Family Bathroom 2.66m x 2.34m max (8'9" x 7'8")

Fitted with a three-piece suite comprising: Deep panel bath with telephone style mixer tap with hand shower attachment over, close coupled WC, vanity wash hand basin set in marble, storage cupboard under, wall mounted mirror with light, shaver point, extractor fan, tiled surrounds, PVCu opaque double glazed window to rear aspect.

Outside:

The front garden is enclosed with mature hedging with double gated access to gravel driveway providing ample off-road parking for several vehicles with turning point leading to an attached single garage. The front garden is laid to lawn with inset flower and mature shrubs borders with porchway leading to the main entrance with storm canopy and marble flooring, outside courtesy lighting.

Garage 4.82m x 2.68m (15'10" x 8'10")

With electric roller door, power and light connected, access to loft storage space, water tap, glazed window to side aspect, part glazed door to side exit.

The rear garden is enclosed with wooden panel fencing with paved patio seating area, area laid to lawn with flower and shrub borders, timber garden store (10ft x 8ft), outside courtesy lighting.

Directions:

Leave our Church Street office and turn right onto High Street, continue along past the Police station onto Fleet Street where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 7AG.

Council Tax:

E - £2,744.07 ~ April 2025 to March 2026 – South Holland District Council.

EPC ~ D

Agents Notes:

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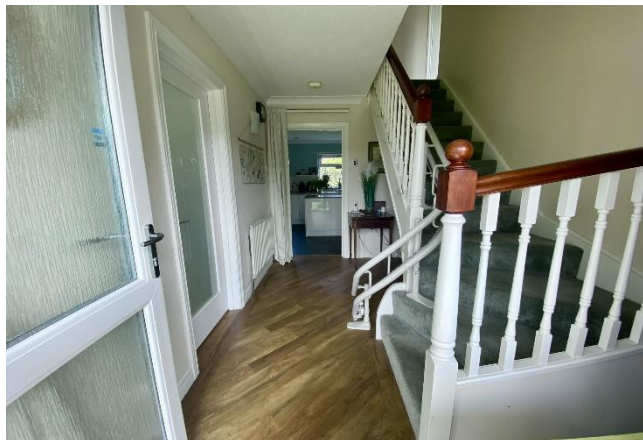
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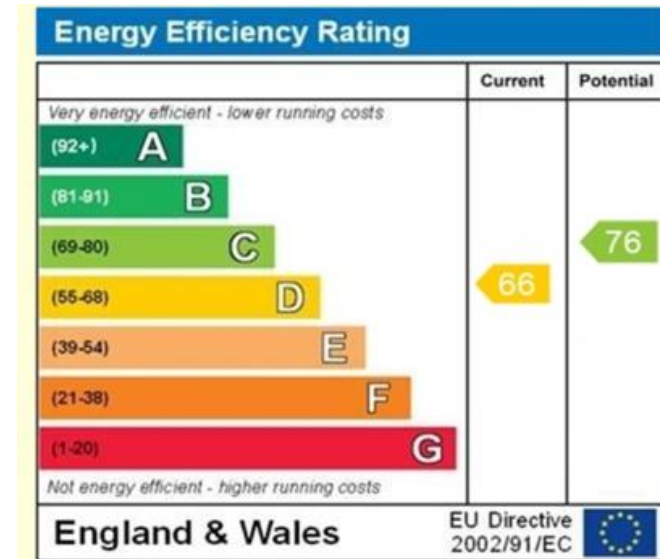
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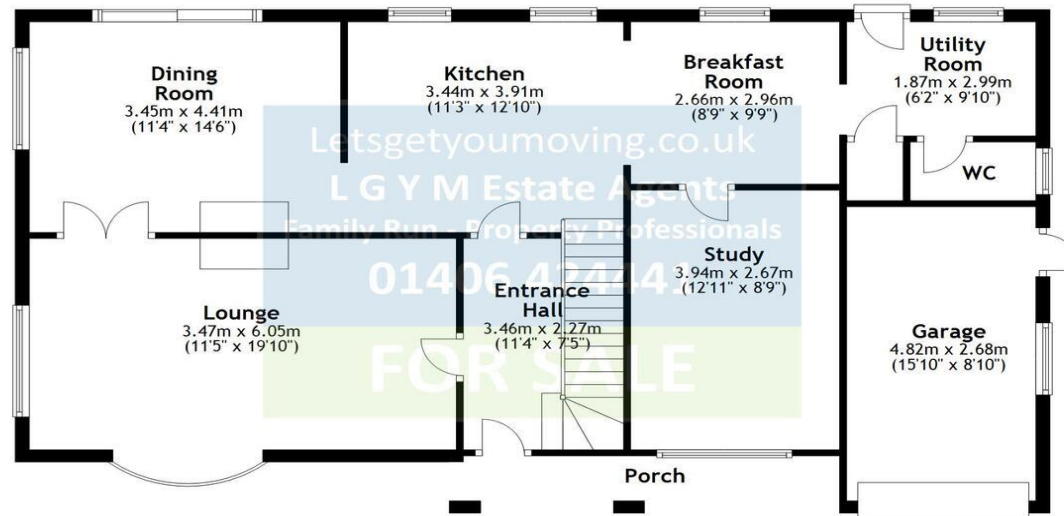
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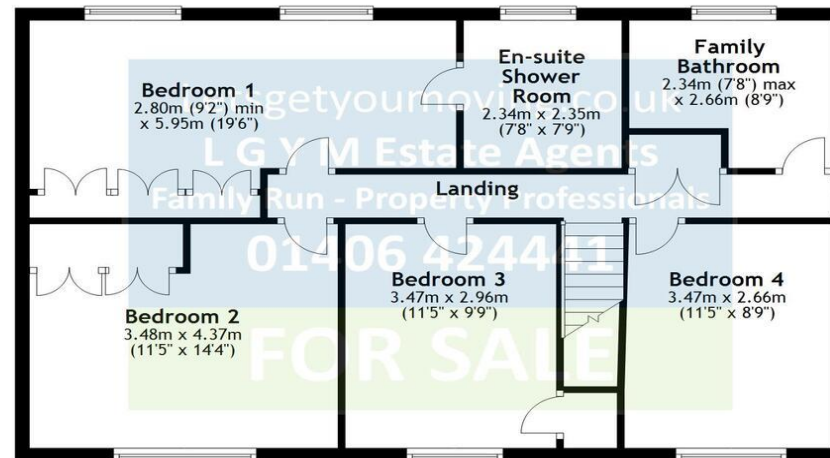
Ground Floor

Approx. 105.6 sq. metres (1136.6 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.8 sq. feet)



Total area: approx. 183.3 sq. metres (1973.4 sq. feet)

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



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