



Willders Garth, Holbeach £189,995

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 spacious three-bedroom semi-detached family home is conveniently located near Holbeach town centre and features PVCu double glazing throughout. The accommodation includes an entrance hall, lounge, fitted kitchen, utility room, ground floor cloakroom, and a sunroom. On the first floor, there are three bedrooms and a family bathroom. The property also offers ample off-road parking, an enclosed rear garden, and a workshop.

Viewing is highly recommended. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Vinyl floor covering, central heating thermostat, stairs with understairs storage cupboards with hanging space with shelving, door to:

Lounge/Diner 4.41m (14'6") x 3.99m (13'1")

PVCu double glazed window to front, warm air vent, TV point.

Kitchen/Breakfast Room 3.39m (11'1") max x 3.34m (10'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer and mixer tap, space for fridge/freezer, fitted cooker, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, vinyl floor covering.

Rear Lobby

Vinyl floor covering, PVCu double glazed entrance door to garden, door to:

Cloakroom

Fitted with a two-piece suite, close couple WC, wall mounted sink unit, PVCu double glazed window to side, storage cupboards, radiator, vinyl floor covering.

Utility Room 2.14m (7') x 1.64m (5'5") max

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, boiler cupboard, housing wall mounted warm air boiler serving heating system, vinyl floor covering.

First Floor Landing

With smoke detector, access to insulated loft space, airing cupboard housing, hot water cylinder, linen shelving door to:

Main Bedroom 4.40m (14'5") max x 3.06m (10')

PVCu double glazed window to front, warm air vent.

Bedroom 2 3.98m (13'1") x 3.41m (11'2") max

PVCu double glazed window to rear, warm air vent, ceiling fan with light.

Bedroom 3 3.03m (9'11") x 2.44m (8') max

PVCu double glazed window to front, warm air vent, Broadband point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with fitted electric shower and shower curtain, wall mounted wash hand basin, low-level WC, fully ceramic tiled walls, PVCu double glazed window to rear, warm air vent, vinyl floor covering.

Sunroom 5.91m (19'5") x 2.95m (9'8")

Timber construction with PVCu double glazed windows and doors.

Workshop 4.37m (14'4") x 2.90m (9'6")

Timber construction, PVCu double glazed window to front, double door to garden.

Outside

The front of the property is open plan with area laid to lawn, gravel drive providing ample off-road parking, side gate to the enclosed rear garden, with wood panel fencing, area laid to lawn and gravel flower borders, sunroom and workshop, outside light, outside tap.

Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along onto Fleet Street. At the Catholic Church bear left onto Foxes Lowe Road then left onto Willders Garth. Follow the road round where the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7RB.

Council Tax

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

EPC - D

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 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

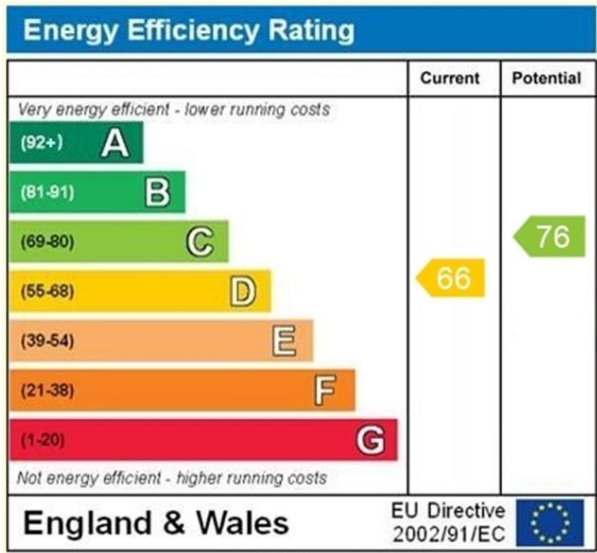
advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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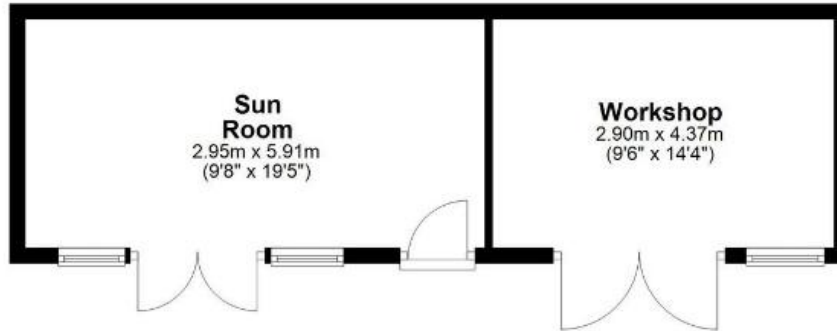
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Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 122.0 sq. metres (1313.6 sq. feet)



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