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Sales & Letting Agents



Fen Road, Holbeach £259,995 (Offers Over)

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



This spacious detached family home is located in the town of Holbeach. The property has an enclosed rear garden and off road parking. In brief - entrance hall, lounge, kitchen/diner, cloakroom, utility, first floor three bedrooms and the family bathroom. Outside off-road parking, enclosed rear garden. This is a Freehold property. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall

Stairs to first floor landing with under stair storage cupboard, radiator, coving to textured ceiling with recessed ceiling spotlights, smoke detector, door to:

Kitchen/Dining Room 4.70m (15'5") x 4.11m (13'6")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, integrated fridge, dishwasher, fitted Leisure range with oven, grill, built-in five ring gas hob with extractor hood over. PVCu double glazed window to front, radiator, ceramic tiled flooring, telephone point, TV point, central heating thermostat, coving to textured ceiling with recessed ceiling spotlights, PVCu double glazed entrance door to front, door to:

Utility Room 2.33m (7'8") x 2.19m (7'2")

Fitted with a matching range of base and eye level units with worktop space over, extractor fan, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu double glazed entrance door to side.

Lounge 5.67m (18'7") x 4.47m (14'8")

Two PVCu double glazed windows to side, gas fire with wooden surround and stone inset and hearth, two radiators, telephone point, TV point, coving to textured ceiling, PVCu double glazed French doors to garden.

Shower Room

Fitted with three-piece suite comprising of double shower enclosure with fitted mains shower, glass sliding door, pedestal wash hand basin, close coupled WC, extractor fan tiled surround, radiator, ceramic tiled flooring, coving to textured ceiling.

First Floor Landing

Radiator, coving to textured ceiling with ceiling spotlights, smoke detector, access to fully boarded insulated loft space with pull down ladder, airing cupboard with linen shelving, door to:

Main Bedroom 3.94m (12'11") x 3.46m (11'4")

Two double glazed Velux windows to side with sloping ceiling, two built-in wardrobes with hanging rails and shelving, two radiators, telephone point, TV point with ceiling spotlight, PVCu double glazed French doors to Juliet balcony.

Bedroom 2 4.71m (15'5") x 3.34m

Two PVCu double glazed windows to front, two radiators, TV point, coving to textured ceiling, built-in double wardrobes with hanging rail and shelving, door.

Bedroom 3 3.92m (12'10") x 1.83m (6')

PVCu double glazed window to side, built in storage cupboards with shelving, radiator, TV point, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, vanity wash hand basin with cupboards under, fully ceramic tiled walls, close coupled WC, heated towel rail, extractor fan, PVCu opaque double-glazed window to side, heated towel rail, coving to textured ceiling with recessed ceiling spotlights.

Outside

The front is open plan with paved area for parking, path leading to the side entrance, the rear garden is enclosed area laid to lawn, large patio area, outside light and power, greenhouse, wood-built garden store, summer house.

Directions:

Leave our Church Street office and turn right, to Station Street proceeding on to Fen Road where the property can be located on the left-hand side just before the bend. For satellite navigation the property postal code is: PE12 8QA.

Council Tax Band

Band C £1,995.69 - South Holland District Council, from April 2025 to March 2026.

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 imposed by HMRC.

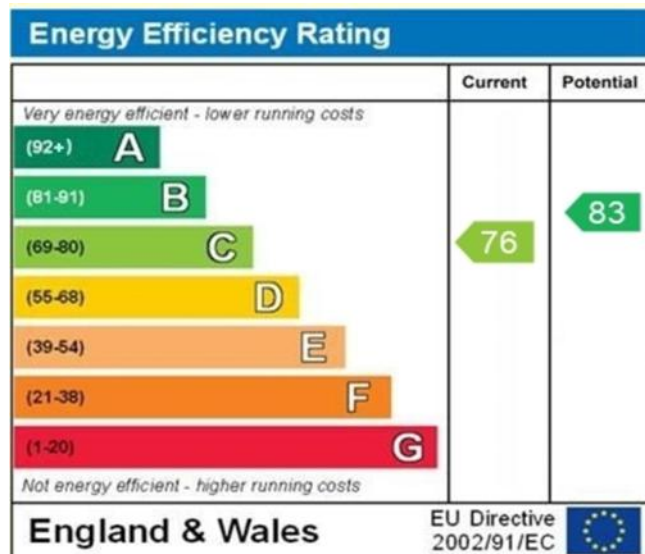
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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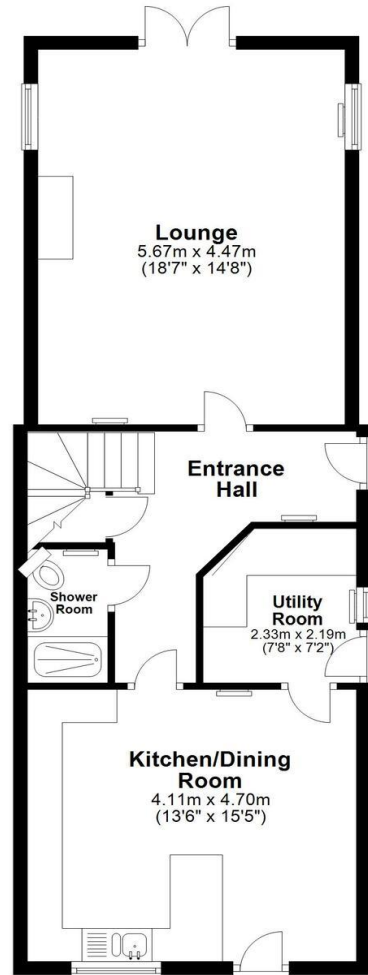






Ground Floor

Approx. 63.2 sq. metres (680.6 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



Total area: approx. 120.1 sq. metres (1293.2 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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