



## Hix Close, Holbeach £224,995

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 attractive detached bungalow is set on a quiet cul-de-sac and boasts excellent kerb appeal. Located in a popular residential area of Holbeach, this beautifully presented property offers a perfect blend of comfort, style, and convenience. Hix Close is also ideal for a short walk into Holbeach town centre and equally close to all local amenities.**

**Call us ANMYTIME to book your viewing – 01406 424441.**

Accommodation Comprises:

PVCu double glazed entrance doors to:

Porch

Coving to textured ceiling, part glazed door to:

Entrance Hall

Cupboard with hanging space and shelving, radiator, Broadband point, coving to textured ceiling, access to insulated loft space, door to:

Lounge/Dining Room 3.90m (12'9") x 3.56m (11'8")

PVCu double glazed window to front, electric fire with wooden surround and stone inset and hearth, radiator, TV point, coving to textured ceiling.

Kitchen/Breakfast Room 3.56m (11'8") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl ceramic sink unit with single drainer, mixer tap and tiled surround, integrated fridge and dishwasher, plumbing for automatic washing machine, built-in eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to front and side, laminate flooring, coving to textured ceiling with recessed ceiling spotlight, PVCu double glazed entrance door to garden, door to:

Main Bedroom 3.57m (11'9") x 3.48m (11'5")

PVCu double glazed window to rear, radiator.

Bedroom 2 3.27m (10'9") x 2.97m (9'9")

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

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent electric shower over and glass screen, vanity wash hand basin with base cupboard, WC with hidden cistern, part ceramic tiled walls, extractor fan, PVCu opaque double glazed window to side, heated towel rail, ceramic tiled flooring, textured ceiling with recessed ceiling spotlights.

#### Garage 4.64m (15'3") x 2.43m (11'5) with Car Port

Attached brick built single garage with power and lighting connected, PVCu double glazed window to rear, up and over door, PVCu double glazed door.

#### Outside

The front of the property features a low maintenance gravel area bordered by mature shrubs and flowers, with a private driveway offering off-road parking and access to a single garage with carport. To the rear, the property enjoys a fully enclosed garden—ideal for families, pets, or entertaining. The outdoor space includes a patio area perfect for summer dining, a neat lawn, greenhouse and fencing for privacy. There is also side access with potential for further landscaping or garden enhancements.

#### Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue along onto Spalding Road. Take the left turn onto Western Avenue then left onto Hix Close where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7EN.

#### Council Tax

Band B £1,746.23 from April 2025 to March 2026, South Holland District Council.

#### 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.

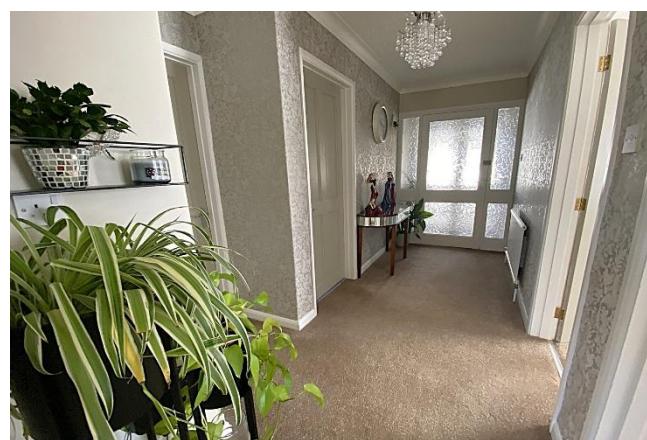
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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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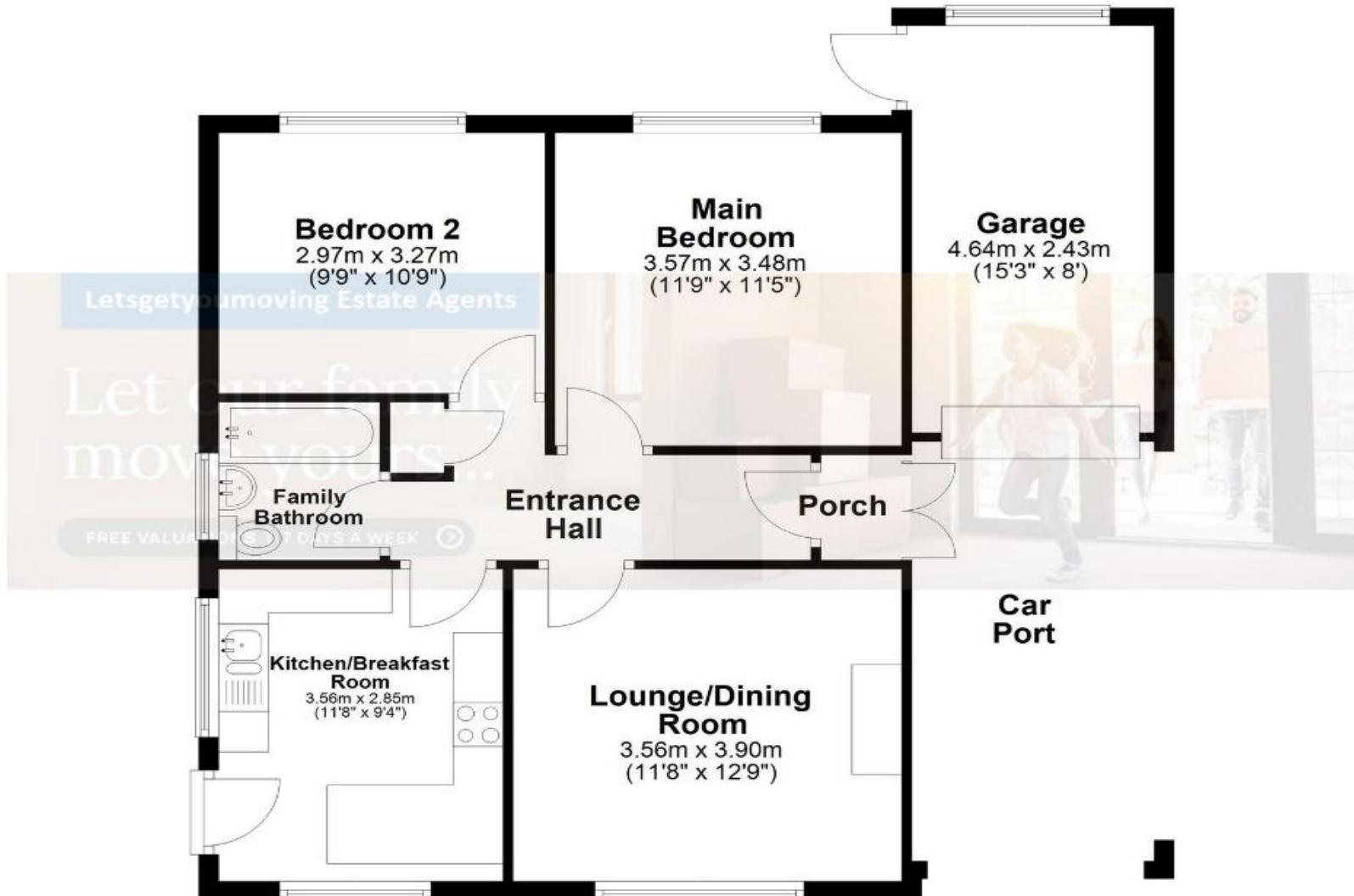
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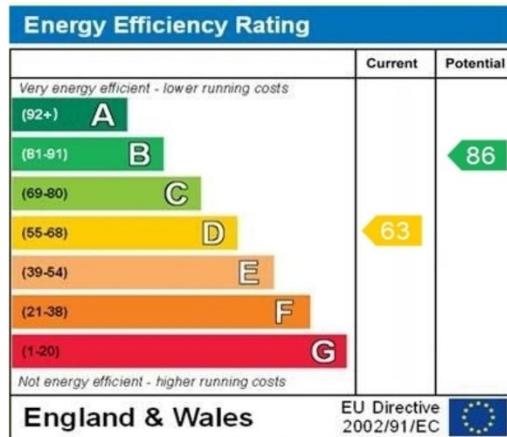


## Ground Floor

Approx. 84.0 sq. metres (904.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 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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