

St Johns Street, Holbeach

£800 PCM



To Rent! This beautifully converted maisonette is located in the heart of Holbeach town centre, offering easy access to all local amenities and excellent transport links via the nearby bus route. The property is spacious and modern. Call us ANYTIME to book your viewing - 01406 424441.

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



Accommodation Comprises:

For Rent! This beautifully converted maisonette is located in the heart of Holbeach Town Centre, offering easy access to local amenities and excellent transport links via the nearby bus route. The property is spacious and modern, featuring:

A brand-new gas combination boiler

A fully fitted kitchen


A stylish shower room

A utility area and ground floor cloakroom

Outside, you'll find a small courtyard patio and private off-road parking.

Rental: £800 PCM

This property is a must-see!

 Call us today to arrange your viewing: 01406 424441

Composite entrance door to:

Lounge 4.61m x 3.75m max (15'1" x 12'3")

Radiator, floor covering, PVCu double glazed window to rear aspect, opening to:

Kitchen Diner 5.12m x 2.48m max (16'10" x 8'2")

Fitted with a matching range of wall mounted & floor standing units with worktop space over, tiled splashback, single bowl stainless steel sink unit with mixer tap, fitted Indesit fan assisted electric oven, 4 ring halogen hob with extractor canopy over, space for fridge freezer, concealed wall mounted brand new gas fired combination boiler servicing heating and domestic hot water, space for low level fridge, radiator, door to:

Utility Room 1.90m x 1.73m (6'3" x 5'8")

Fitted with a matching range of wall mounted and floor standing units with worktop space over, tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, 2 x PVCu double glazed windows to side aspect, door to:

Ground Floor Cloakroom

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

First Floor Landing

Mains smoke detector, wall light point, door to:

Main Bedroom 4.93m x 3.81m (16'2" x 12'6")

Radiator, access to loft space, PVCu double glazed window to front aspect.

Bedroom 2 4.37m x 2.71m (14'4" x 8'11")

Radiator, door to built in storage cupboard with light point connected, further cupboard over, PVCu double glazed window to side aspect.

First Floor Shower Room

Fitted with a three-piece suite comprising: Double width tiled shower enclosed with fitted thermostatic shower, close coupled dual flush WC, extractor fan, vanity wash hand basin with mixer tap, tiled splashback and storage cupboard under, wall mounted towel radiator, PVCu double glazed window to rear aspect.

Outside: The property is accessed via the rear of the property. Once past 20 St Johns Street take the gravel driveway bearing right to the off-road parking location. On foot, gated access leads to 18A St Johns Street, the outside area is enclosed with wooden panel fencing and of courtyard style. Outside water tap, outside power point.

Directions: Leave our Church Street office and turn right at the traffic lights onto High Street, continue along taking the 4th right onto St Johns Street. Once passed number 20, there is a gravel driveway, follow this bearing right where off road parking is located and access to 18A. For satellite navigation the property postcode is: PE12 7AB.

EPC: C

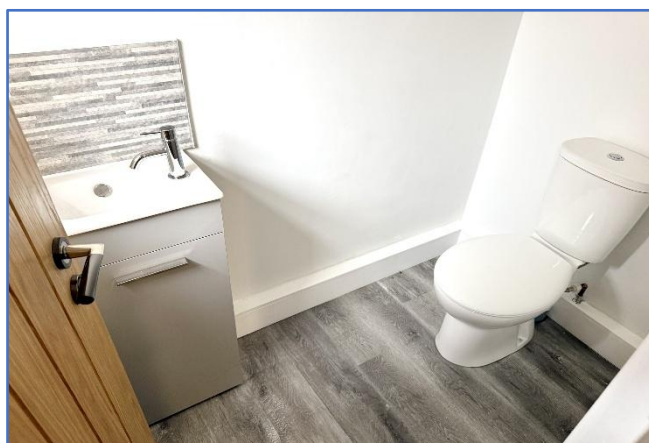
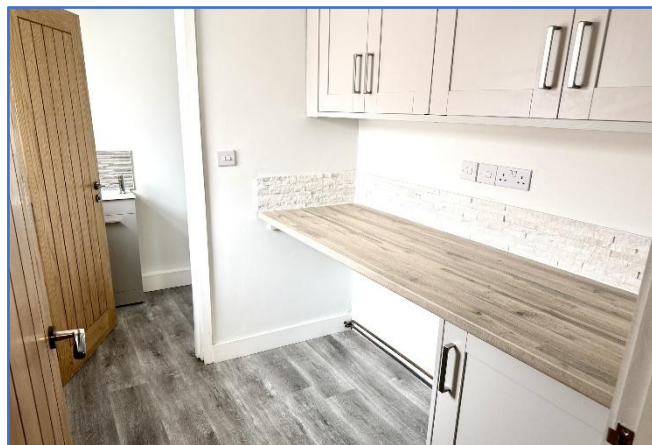
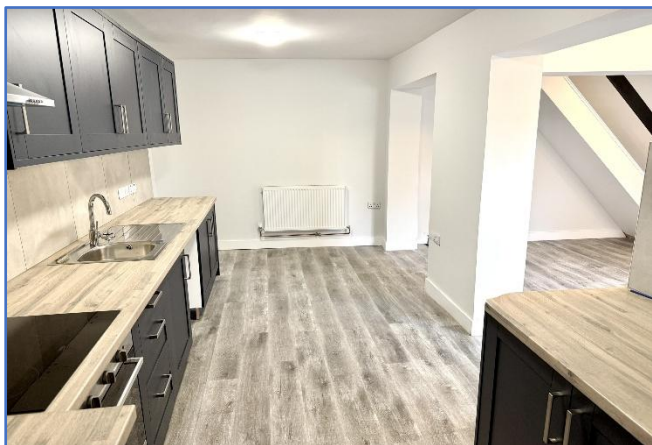
Council Tax

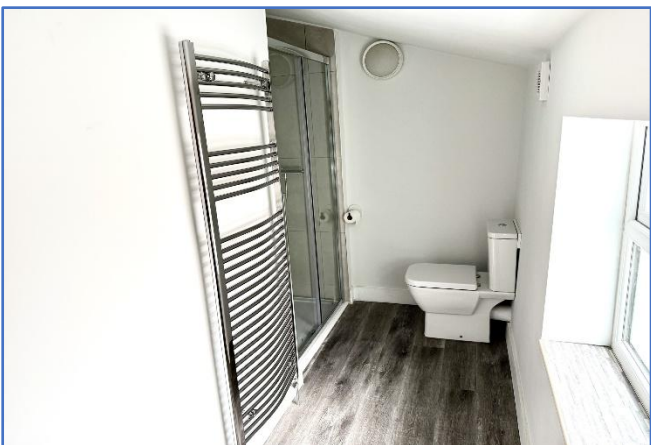
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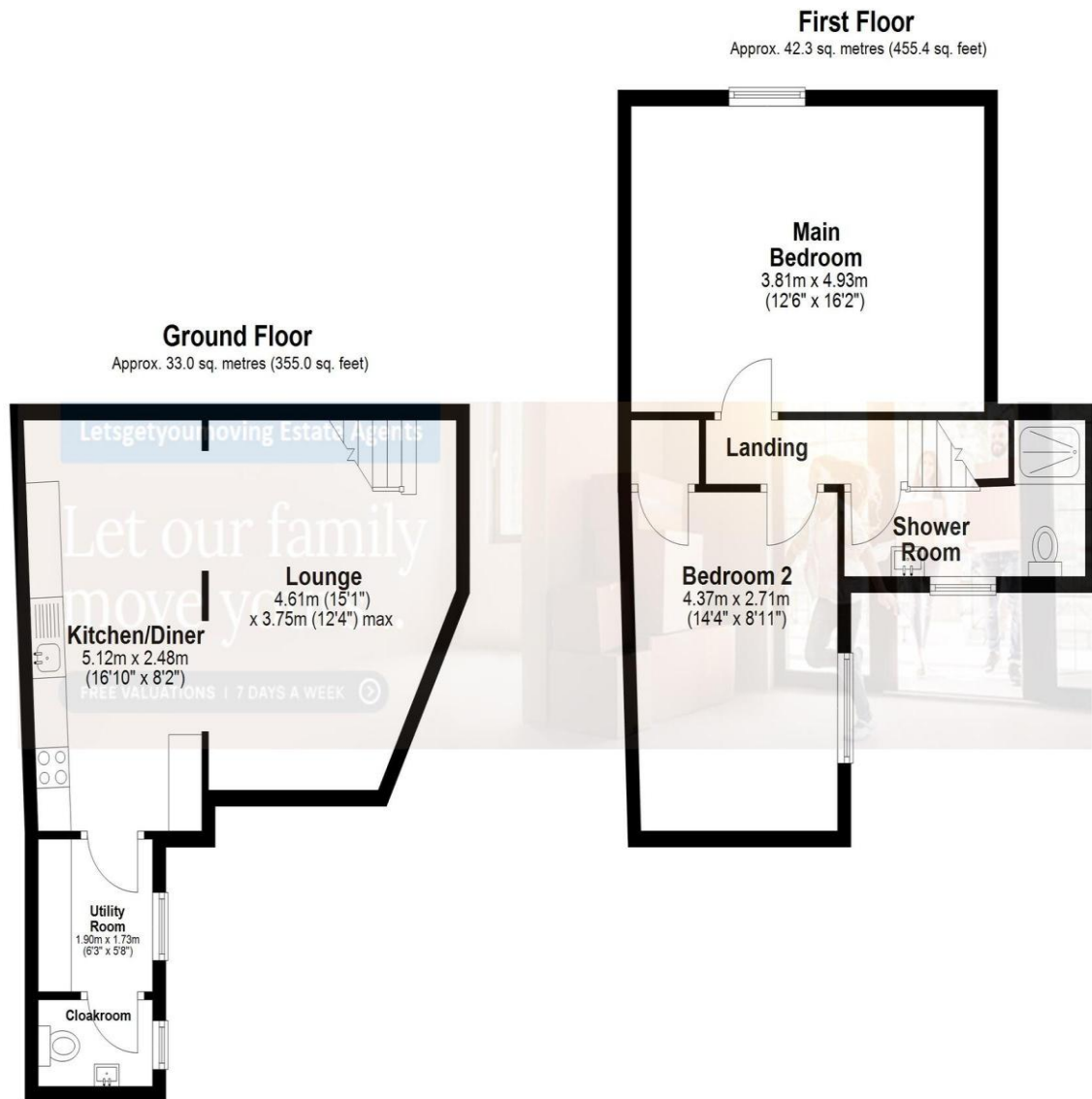
Items shown in photographs are NOT included unless specifically mentioned within the property particulars. They may however be available by separate negotiation.

Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

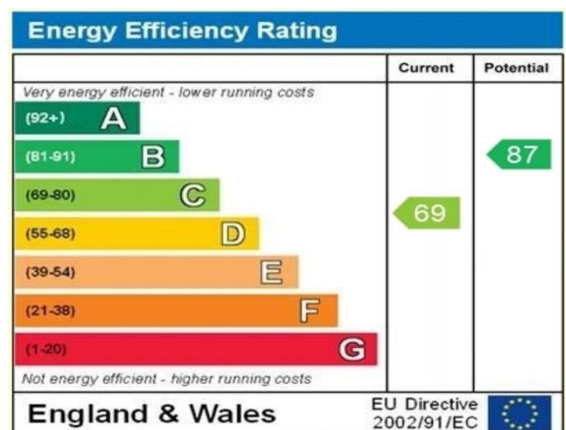
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Total area: approx. 75.3 sq. metres (810.4 sq. feet)



Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week.

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