



Church Lane, Newton - £279,995

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



A superb, detached family home being offered with NO ONWARD CHAIN in the delightful location of Newton. Accommodation includes: Storm porch, entrance hall, study, lounge with dining area, large conservatory, ground floor cloakroom, kitchen breakfast, utility room. Main bedroom with En-Suite shower room, two further double bedrooms and the family bathroom. Double garage, ample parking and lovely gardens. CALL US ANYTIME - 01406 424441.

Accommodation Comprises:

Storm Porch 1.90m x 1.45m

Part brick to wooden construction with pitched tiled roof, tiled floor, light point connected, part glazed main entrance door with matching side panel to:

Entrance Hall 5.24m x 1.49m

Cove to textured ceiling, wooden flooring, telephone point, radiator, smoke detector, spindle staircase to first floor landing, door to:

Study 3.13m x 1.81m

Wooden flooring, radiator, cove to textured ceiling, sealed unit double glazed window to front aspect.

Lounge 4.70m x 3.96m

Feature brick built fireplace with tiled hearth with multi fuel stove, wall light points, TV point, satellite TV point, cove to textured ceiling, double radiator, single radiator, sealed unit double glazed bow window to front aspect, feature archway to:

Dining Area 3.36m x 2.81m

Cove to textured ceiling, wall light points, radiator, double glazed sliding patio doors to:

Conservatory 5.98m x 3.71m

Of brick wall to sealed unit double glazed construction with polycarbonate roof with vent windows, TV point, 2 x double radiators, ceramic tiled flooring, power connected, sealed units double glazed French doors to side and rear exit.

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled WC, wall mounted hand wash basin with tiled splashback, ceramic tiled flooring, cove to textured ceiling, extractor fan, radiator.

Kitchen Breakfast Room 6.23m x 3.16m maxFitted with a matching range of wall mounted units with display cabinets and floor standing units with worktop space over, stainless steel one and a quarter bowl sink units with mixer tap, tiled splashback, integrated BOSCH dishwasher, 4 ring halogen hob with extractor hood over, fitted eye level double oven, integrated fridge, wooden panelled ceiling, TV point, double radiator, single radiator, ceramic tiled flooring, door to built in under stairs storage cupboard, sealed unit double glazed window to rear aspect 2 x, glazed French door to:

Utility Room 2.86m x 2.16m

Fitted with a matching range of wall mounted and floor standing units with worktop space over, single drainer stainless steel sink unit, tiled splashback, plumbing for washing machine, space for tumble dryer, sealed unit double glazed window to rear aspect, part glazed door to rear garden, personal door to attached double garage.

First Floor Landing

Feature spindle staircase, radiator, cove to textured ceiling with access to part boarded loft space with pull down ladder, sealed unit double glazed window to side aspect, door to built in airing cupboard housing hot water tank with linen shelving.

Bedroom 1 3.68m x 2.93m (excluding built in wardrobes)

Cove to textured ceiling, TV point, telephone point, 2 x built in double wardrobes with hanging rail and storage shelving, radiator, sealed unit double glazed window to rear aspect, door to:

En-Suite Shower Room

Fitted with a three piece suite comprising: tiled shower enclosure with fitted power shower, pedestal wash hand basin with mixer tap, close coupled WC, wooden panelled ceiling, extractor fan, radiator, sealed unit double glazed opaque window to rear aspect.

Bedroom 2 3.97m x 3.14m

Cove to textured ceiling, radiator, TV point, sealed unit double glazed window to front aspect.

Bedroom 3 3.36m x 3.44m

Cove to textured ceiling, radiator, TV point, sealed unit double glazed window to front aspect.

Family Bathroom 2.42m x 2.14m

Fitted with a four piece suite comprising: Tiled shower enclosure with mains shower, deep panel bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled WC, fully tiled surrounds, ceramic tiled flooring, shaver point and light, extractor fan, wooden panelled ceiling, radiator, sealed unit double glazed opaque window to rear aspect.

Outside:

The front garden is enclosed with mature hedging and wooden panel fencing with inset shrubs. Being of low maintenance laid to gravel providing ample off-road parking for several vehicles leading to:

Attached Brick Built Double Garage 6.23m x 4.90m

With up and over door, power and light connected, cove to textured ceiling with access to loft space, sealed unit double glazed window to side aspect x 2, door to side exit and personal door to the utility room. Floor mounted oil-fired central heating boiler servicing heating and domestic hot water, wall mounted heating and hot water control panel, radiator.

Storm porch leads to the main entrance door with courtesy lighting. The rear garden is enclosed with mature hedging and wooden panel fencing and enjoys views over open farmland. Paved patio area, area laid to lawn with flower and shrub borders. Summerhouse, feature fishpond, outside courtesy lighting, outside water tap.

Directions:

Leave our Church Street office and head over the traffic lights on to Boston Road South. At the roundabout turn right on to the A17. Upon reaching Long Sutton Services take the right turn on to the A1101 passing through Tydd Gote, continue along the Sutton Road, take the right turn on to Chapel Lane then right on to Rectory Road following the left bend on to Church Lane where the property can be located on the right hand side. For satellite navigation, the property postal code is: PE13 5HF.

Council Tax Banding:

Fenland District Council: D - £1979.70. EPC: D.

Agents Notes ** We are aware that opposite this property: Site of Former Coville County Primary School Church Lane Newton-In-The-Isle Cambridgeshire, planning consent has been refused after appeal. History: Erection of up to 12no dwellings (outline application with matters committed in respect of access and layout)Ref. No: F/YR18/1118/O | Status: Refused. Erection of 34 sheltered retirement apartments with retail unit (outline application with matters committed in respect of access and layout)Ref. No: F/YR18/1120/O | Status: Refused. This information is provided as being transparent about matters known by us the agent. There are no current permissions granted for this site ** This information is available under Fenland District Councils website. We recommend a google image search to see the location before committing to view this property if this would affect your decision to buy.





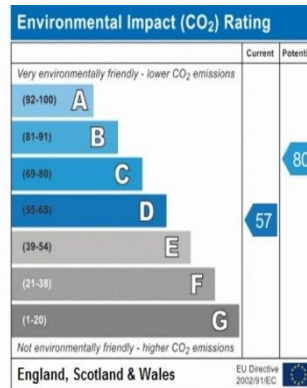
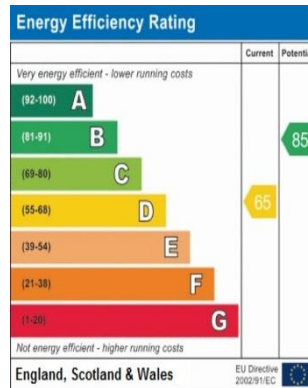






Field Views to Rear.

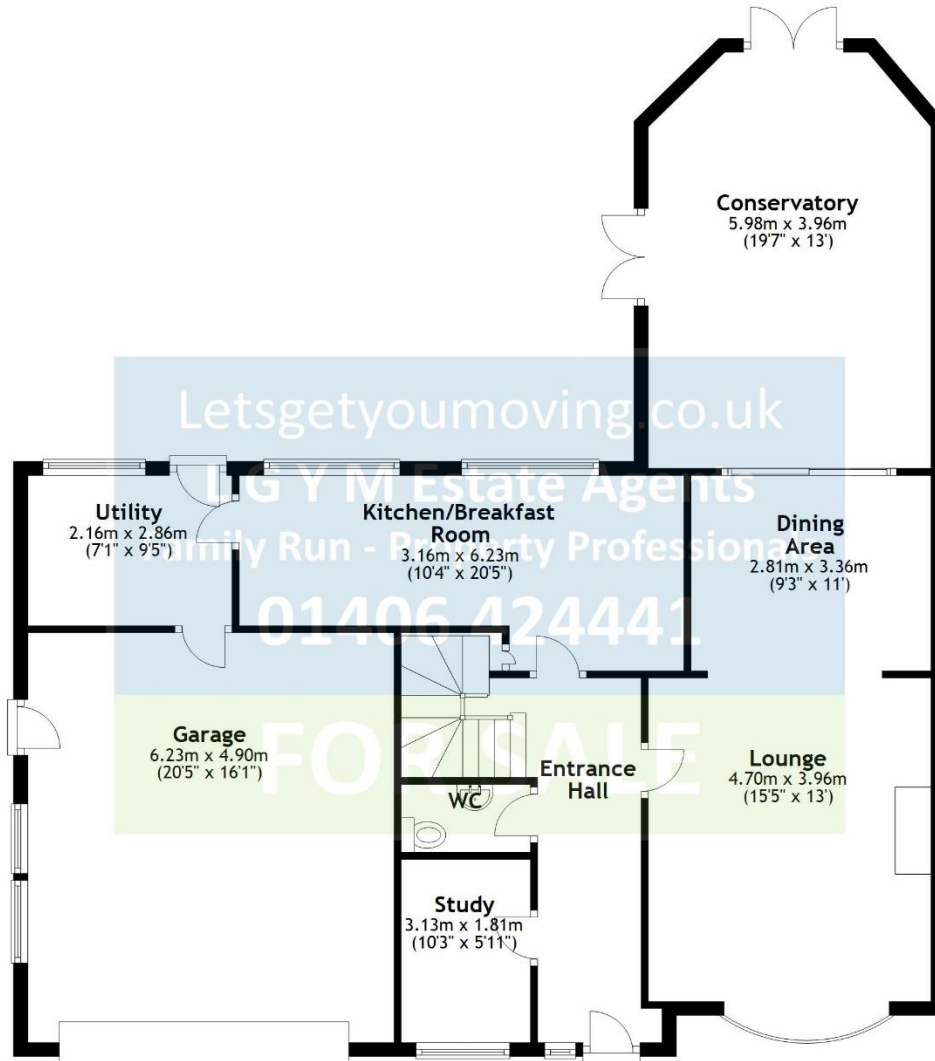
View of Church to Front.



Reference:
Church Lane, Newton

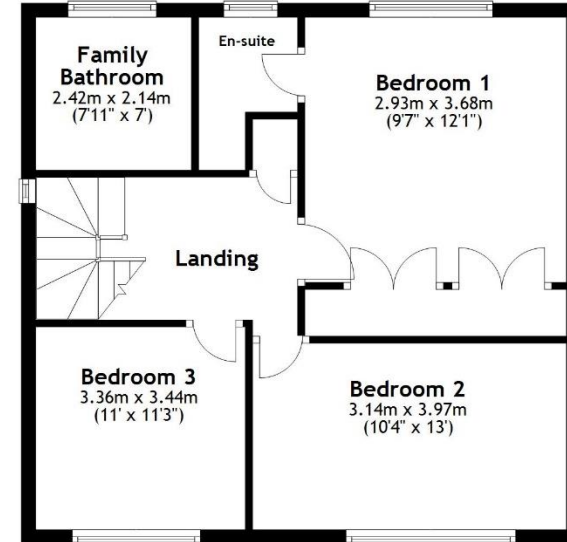
Ground Floor

Approx. 120.1 sq. metres (1293.2 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



Total area: approx. 175.8 sq. metres (1892.0 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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Misdescriptions Act 1991

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