



Park Road, Holbeach £249,995

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 delightful detached three/four bed bungalow is situated in a small cul-de-sac location in the heart of Holbeach and benefits from gas fired central heating and double glazing. There is ample off-road parking along with a garage with workshop. Entrance hall, lounge, office/bedroom 4, separate dining room, fitted kitchen, master bedroom along with two further bedrooms and re-fitted family bathroom. Viewing is highly recommended - CALL ANYTIME 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall

Laminate flooring, cove to textured ceiling with smoke detector, telephone point, double radiator, door to:

Lounge 4.90m x 3.22m

Cove to textured ceiling, TV point, double radiator, smoke detector, PVCu double glazed window to side aspect, PVCu double glazed French doors to garden, door to:

Office/Bedroom 4 3.23m x 2.09m

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

Separate Dining Room 3.97m x 3.78m

Cove to textured ceiling with ceiling rose feature, wooden laminate flooring, double radiator, feature fireplace with timber surround with wooden mantle over, PVCu double glazed bay window with stained glass inserts over to front aspect, TV point, opening to:

Fitted Kitchen 3.41m x 3.11m Max

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, gas and electric point for cooker , plumbing for washing machine, space for fridge, wall mounted gas boiler servicing heating and domestic hot water, radiator, cove to texted ceiling, PVCu double glazed window to rear aspect, PVCu double glazed door to side exit.

Master Bedroom 3.92m x 3.06m

Cove to textured ceiling, radiator, TV point, PVCu double glazed window to rear aspect.

Bedroom 2 3.97m x 2.06m

Cove to textured ceiling, radiator, PVCu double glazed bay window with stained glass inserts to front aspect.

Bedroom 3 3.19m x 2.73m

Cove to textured ceiling, radiator, PVCu double glazed window with stained glass inserts to rear aspect.

Re-fitted Family Bathroom 3.17m x 1.64m

Re-fitted with a four-piece suite comprising: Deep panel bath tiled surrounds, duel flush WC, vanity wash hand basin with mixer tap, storage cupboard under, recessed tiled shower enclosure with fitted shower, vertical towel radiator, recessed spotlights to ceiling, access to loft space, PVCu opaque double glazed window to rear aspect.

Outside:

The property is approached by a private shared driveway which leads to private gravel driveway providing ample off-road parking for several vehicles leading to:

Garage/Workshop - L Shaped Room 6.09m x 5.12m (Max)

Up and over door, power and light connected, space for chest freezer and tumble dryer

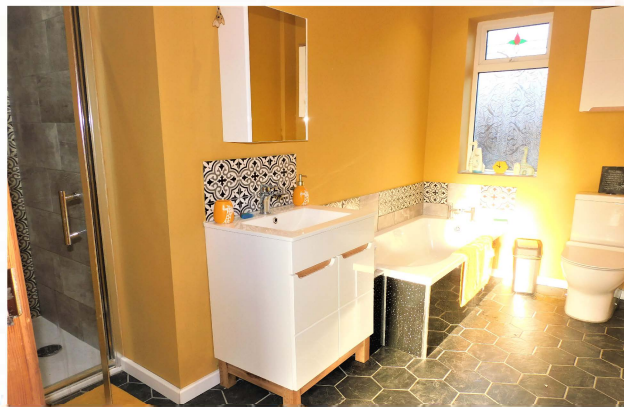
The front garden is of low maintenance with pathway leading to main entrance door, there is a further gravel driveway to the other side of the bungalow with gated access for secure parking, outside courtesy lighting, outside tap. The rear garden is enclosed with paved patio seating area with access to: Timber Cabin/Gym 3.45m x 3.47m with power and light connected. The rear garden is laid to lawn with flower and shrub borders, outside power sockets, vegetable garden, green house and further timber garden store. Viewing of this property is highly recommended - Call us ANYTIME on 01406 424441 to arrange your viewing.

Directions:

Leave our Church Street office and head far right over the traffic lights on to Park Road, continue along taking the shared private driveway where the property can be located on the right-hand side (second property in). For the purpose of satellite navigation, the property postal code is: PE12 7EE.

Council Tax Banding:

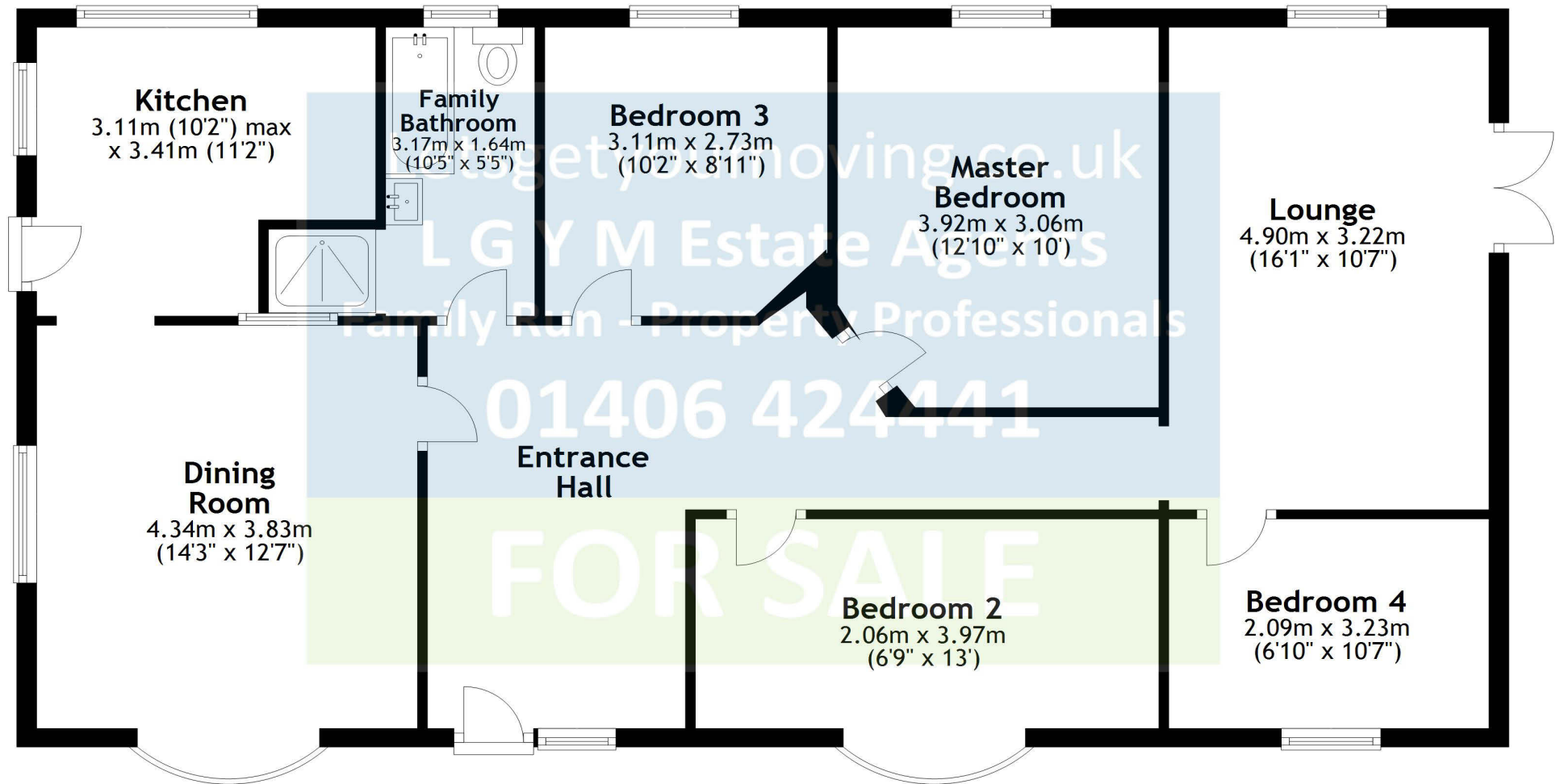
B - £1378.42 - South Holland District Council





Ground Floor

Approx. 107.1 sq. metres (1152.7 sq. feet)



Total area: approx. 107.1 sq. metres (1152.7 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME 01406 42441.

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Misdescriptions Act 1991

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