



Fen Road, Holbeach £187,500

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 delightful linked detached bungalow situated on the outskirts of Holbeach with shared entrance to off road parking. In brief accommodation comprises: Entrance hall, lounge, fitted kitchen, summer/dining room, two double bedrooms and family bathroom. Outside the front garden is open plan with driveway leading to a single garage and parking. The rear garden is enclosed with open field views and is mainly laid to lawn with patio area.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, telephone point, central heating thermostat, smoke detector, access to double insulated loft space, storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water.

Lounge 4.99m (16'4") x 3.42m (11'3")

PVCu triple glazed window to front, living flame effect electric fire with granite surround, inset and hearth, radiator, telephone point, TV point.

Kitchen 3.34m (10'11") x 2.95m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, single glazed window to rear, double radiator, ceramic tiled flooring, door to:

Summer/Dining room 5.78m (19') max x 3.03m (9'11") max

Single brick construction with PVCu double glazed windows, power and light connected, PVCu double glazed entrance door to the east facing garden.

Bedroom 1 3.96m (13') x 3.41m (11'2")

PVCu triple glazed window to front, radiator.

Bedroom 2 3.61m (11'10") x 3.04m (10')

PVCu triple glazed window to rear, radiator, TV point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, PVCu opaque triple glazed window to rear, radiator, vinyl floor covering.

Garage 6.01m (19'9") x 2.53m (8'4")

Attached brick built single garage with power and light connected, Up and over door.

Outside:

The front of the property is open plan with area laid to lawn, gravelled shared access to the driveway leading to off road parking and the single garage. Side gate leading to enclosed east facing rear garden, area laid to lawn, gravel area and lowered rear fencing to showcase the open field views.

Directions

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

Council Tax Band

Band B £1424.92 - South Holland District Council.

EPC D

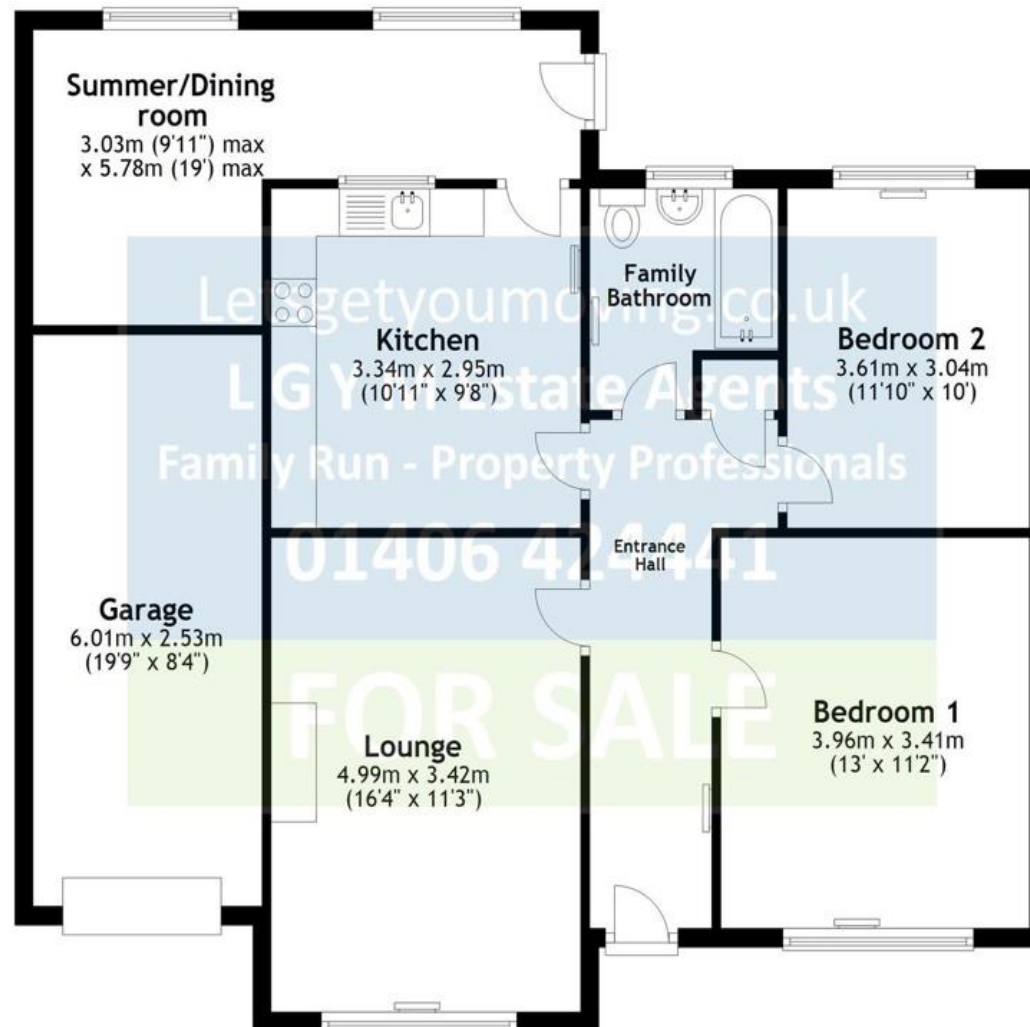




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 95.5 sq. metres (1028.3 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 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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