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## Boston Road South, Holbeach £219,995

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 delightful period detached family home situated in Holbeach town with many original features set on a good size plot with ample off road parking with a single garage. In brief accommodation comprises: Entrance porch, entrance hall, lounge, separate dining room, kitchen, rear lobby. First floor to the master bedroom, two further bedrooms and the family bathroom. Gardens front & rear, ample parking and garage.

### Accommodation Comprises:

A delightful period detached family home situated in Holbeach town with many original features set on a good size plot with ample off-road parking with a single garage. In brief accommodation comprises: Entrance porch, entrance hall, lounge, separate dining room, kitchen, rear lobby. First floor to the master bedroom, two further bedrooms and the family bathroom. Offered with NO onward chain, viewing is highly recommended.

PVCu double glazed entrance door to:

#### **Porch**

Original tiled flooring, part glazed entrance door with feature stained glass and matching side panels to:

#### **Entrance Hall**

Radiator, smoke detector, staircase to first floor landing with under-stairs storage cupboard, open plan to Kitchen, door to:

#### **Lounge 3.95m (13') x 3.64m (11'11")**

PVCu double glazed bay window to front, solid fuel multi burner, with original tiled surround, tiled inset and hearth, double radiator, telephone point, TV point, picture rail, two wall lights, coving to ceiling, decorative ceiling with ceiling rose.

#### **Separate Dining Room 3.95m (13') max x 3.65m (12')**

PVCu double glazed bay window to rear, PVCu double glazed window to side, living flame effect electric fire set in original tiled surround, tiled inset and hearth, double radiator, picture rail, coving to ceiling, decorative ceiling with ceiling rose.

#### **Kitchen 2.75m (9') x 2.58m (8'6")**

Base units with 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled splashbacks, Solid fuel Rayburn cooker, serving heating and hot water. PVCu double glazed window to side, original quarry tiled flooring, bi-fold door to:

#### **Lobby 1.57m (5'2") x 1.36m (4'6")**

PVCu double glazed window to rear, quarry tiled flooring, part glazed door to rear garden.

### **First Floor Landing**

PVCu double glazed window to side, smoke detector, access to loft space, door to:

### **Master Bedroom 3.80m (12'6") x 3.65m (12')**

PVCu double glazed bay window to front, radiator, picture rail.

### **Bedroom 23.96m (13') x 3.65m (12')**

PVCu double glazed window to rear, feature original fireplace with tiled surround and tiled hearth, radiator, picture rail.

### **Bedroom 3 2.28m (7'6") x 2.22m (7'3")**

PVCu double glazed window to front, radiator, picture rail.

### **Family Bathroom 2.77m (9'1") x 2.58m (8'6")**

Fitted with three-piece suite comprising deep panelled bath with original tiled splashback, pedestal wash hand basin and low-level WC with wooden panel splashbacks with original tiles beneath, PVCu double glazed window to rear, built in airing cupboard housing hot water cylinder with linen shelving and cupboard space over, laminate flooring.

### **Garage**

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

### **Outside**

The front garden is enclosed with inset mature trees and shrubs and various fruit trees. Driveway to the side provides off road parking for several vehicles leading to a single garage. The rear mature garden is enclosed and well stocked with various flower and shrub borders, paved patio area, outside water tap. Offered with no onward chain, viewing is highly recommended.

### **Directions:**

Leave our Church Street office and head over the lights on to Boston Road South, continue along past the school, take the left turn after Chestnut Avenue where the property can be located on the left-hand side in the cul de sac. For the purpose of satellite navigation, the property postal code is: PE12 8AA.

### **Council Tax Banding:**

B - £1424.92 South Holland District Council.


**EPC F**









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		57
(39-54)	<b>E</b>	38	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

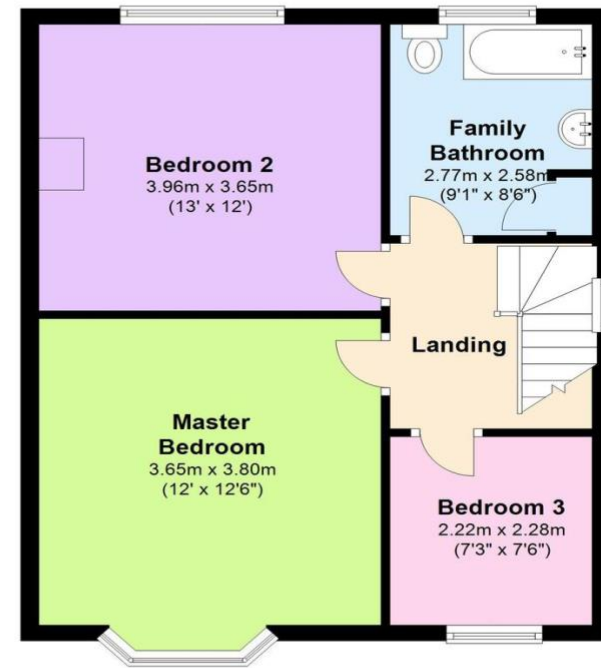
### Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)



### First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 116.3 sq. metres (1251.7 sq. feet)

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) CALL US ANYTIME!

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