



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

Tulip Drive, Holbeach £210,000

This stunning semi detached family home is located in the popular location of Holbeach Meadows within walking distance of Holbeach town and is of show home quality, early viewing is highly recommended, Accommodation includes: Entrance hall, ground floor cloakroom, lounge, fitted kitchen diner.

First floor to the three bedrooms, the main having an En-suite and the family bathroom. The front garden is open plan and laid to lawn with pathway leading to the main entrance door with storm porch and courtesy lighting. Tarmac driveway to the side provides off road parking leading to the single garage with access to the rear enclosed garden which is enclosed with wooden panel fencing, area laid to lawn, outside tap, outside power point, paved patio area - This property benefits from the remainder of the new build guarantee - Call us ANYTIME to view on 01406 424441.

Accommodation Comprises:

Composite entrance door with glazed insert to:

Entrance Hall

Laminate effect flooring, radiator, door to:

Ground Floor Cloakroom

Fitted with a two-piece suite comprising: Close coupled dual flush WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor fan, laminate flooring.

Lounge 5.04m max x 4.85m max (16'6 x 15'11)

TV points, telephone point, radiator, staircase to first floor landing with understairs storage recess, PVCu double glazed window to front aspect, door to:

Kitchen Diner 4.86m x 2.87m (15'11 x 9'5")

Fitted with a matching range of wall mounted units and floor standing units with worktop space over with matching upstand, tiled splashback, one and a quarter bowl polycarbonate sink unit with mixer tap, integrated BOSCH fridge/freezer, integrated BOSCH full size dishwasher, fitted BOSCH fan assisted oven with 4 Ring BOSCH induction hob over with extractor canopy, recessed spotlights to ceiling, radiator, laminate flooring, PVCu double glazed window to rear aspect, PVCu double glazed French doors to rear garden.

First Floor Landing:

Access to loft space, mains smoke detector, radiator, door to:

Main Bedroom 3.08m x 2.95m (10'1 x 9'8)

TV point, telephone point, USB power points, radiator, PVCu double glazed window to rear aspect, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising: Double width tiled shower enclosure with rainfall shower and hand shower attachment, pedestal wash hand basin with mixer tap, vanity mirror over, tiled splashback, close coupled dual flush WC, laminate flooring, chrome vertical towel radiator, PVCu opaque double glazed window to rear aspect.

Bedroom 2 3.69m x 2.58m (12'1 x 8'6)

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

Bedroom 3 2.28m x 2.20m (7'6 x 7'3)

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

Family Bathroom:

Fitted with a three piece suite comprising: Deep panel bath with mixer tap and hand shower attachment, tiled surround, pedestal wash hand basin with mixer tap, vanity cupboard over, close coupled dual flush WC, extractor fan, shaver point, recessed spotlights to ceiling, PVCu opaque double glazed window to side aspect, door to: built in airing cupboard housing wall mounted LOGIC gas fired combination boiler servicing heating and hot water, broadband point, storage.

Outside:

The front garden is open plan with area laid to lawn, pathway leads to the main entrance door with storm porch, courtesy lighting. Tarmac driveway to the side provides off road parking leading to:

Brick built garage 5.58m x 2.79m (18'4 x 9'2)

With up and over door, power and light connected, eve storage space.

Gated access to the rear garden with is enclosed with wooden panel fencing, area laid to lawn, paved patio area, outside courtesy lighting, outside power point.

Directions:

Leave our Church Street office heading right, cross over onto Hall Gate and continue along turning left at the roundabout onto Daisy Road, follow turning left onto Jasmine Crescent, then left onto Tulip Drive where the property can be located on the left-hand side. The property postcode is: PE12 7SA.

Council Tax:

B - £1,691.53 - South Holland district Council 2024/25.

EPC: B.

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as requested by HMRC.

Agents Notes: A management fee applies to this property of £230.00 per year, Holbeach Meadows Management Company Limited.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

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

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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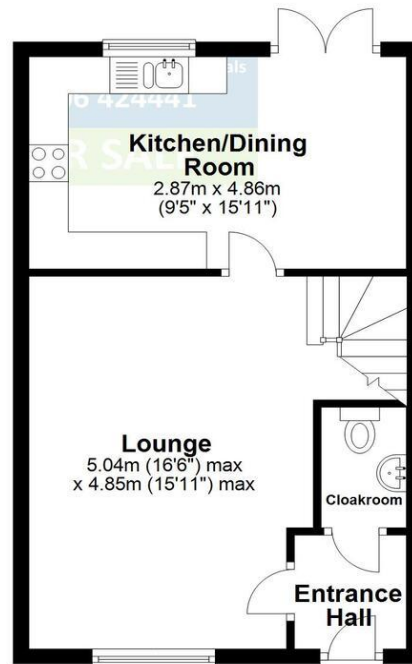


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

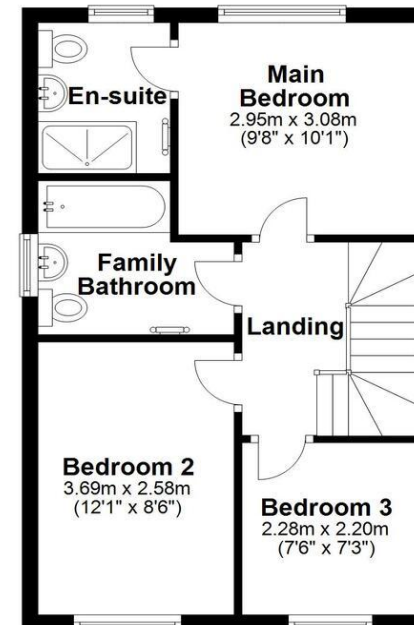
Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 93.5 sq. metres (1006.3 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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