

Somerset Cottage with Separate Grassed Paddock, £169,995



NO CHAIN ~ CORNER PLOT - LARGE GARDEN - SEPARATE GRASSED Paddock TO THE REAR WITH VEHICULAR ACCESS. This charming end of terrace property is situated in rural Holbeach St. Marks which benefits from PVCu double glazing and oil fired central heating. In brief accommodation comprises, entrance hall, lounge, fitted kitchen, dining room and rear porch. Staircase leads to the first floor landing, master bedroom, family bathroom and two further bedrooms. Call us ANYTIME to view on 01406 424441.

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, smoke detector, staircase to first floor landing, door to:

Lounge 4.28m (14'1") x 3.67m (12')

PVCu double glazed window to front, fireplace, double radiator, TV point, coving to ceiling, door to storage cupboard with telephone point, wall mounted oil-fired boiler serving heating system and domestic hot water.

Dining Room 3.67m (12') x 3.37m (11'1")

PVCu double glazed window to rear, double radiator, vinyl floor covering, coving to ceiling, open plan to:

Kitchen 3.56m (11'8") x 1.74m (5'9")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap, tiled surround, plumbing for automatic washing machine, fridge/freezer, fitted electric fan assisted oven and built-in electric hob, PVCu double glazed window to rear, PVCu double glazed window to side. Vinyl floor covering, coving to ceiling.

Conservatory

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, power and light connected, vinyl floor covering, PVCu double glazed entrance door to garden.

First Floor Landing

PVCu double glazed window to side, coving to ceiling, access to insulated loft space, door to:

Master Bedroom 3.66m (12') x 3.33m (10'11") max

PVCu double glazed window to front, radiator, coving to ceiling.

Bedroom 2 3.67m (12') x 2.58m (8'6")

PVCu double glazed window to rear, radiator, coving to ceiling.

Bedroom 3 2.69m (8'10") x 2.61m (8'7")

PVCu double glazed window to rear, radiator, coving to ceiling.

Family Bathroom

Fitted with a three piece suite comprising deep panelled bath with independent electric shower over, glass screen, pedestal wash hand basin, close coupled WC, tiled surround, PVCu opaque double glazed window to front, radiator, vinyl floor covering, door to airing cupboard housing hot water cylinder and linen shelving.

Outside

The front garden is enclosed with mature hedging with gated access to a gravelled driveway providing good off-road parking for several vehicles. The garden to the side of the property is mainly laid to lawn with hedging, flower and shrub borders, 2 x wood built garages with power and lighting connected, metal garden store, wood garden store, low maintenance garden to the rear set with raised Strawberry planter with flower insets and feature night lighting.. There is also an additional grassed paddock area to the rear of the property with vehicle access from the road and hand gate to the property. The property operates with a septic tank system.

Directions

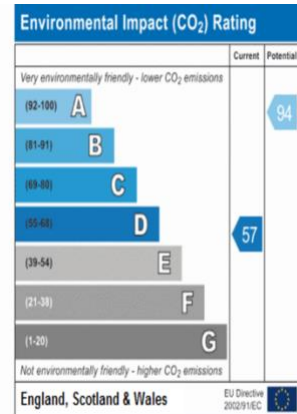
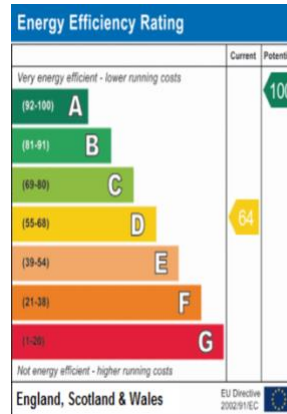
Leave our Church Street office and head over the traffic lights onto Boston Road South. At the roundabout head over onto Boston Road North. At the T-junction turn right onto Wash Way Road. Upon reaching Holbeach Bank turn left on to Star Lane then at the junction right onto Roman Bank. Proceed along and just outside the village turn left onto Middle Marsh Road. Continue along to the end of the road, turn right where the property can be located on the left hand side. For the purpose of satellite navigation, the property postal code is: PE12 8ED.

Council Tax Band

Band A £1,181.50 South Holland District Council.

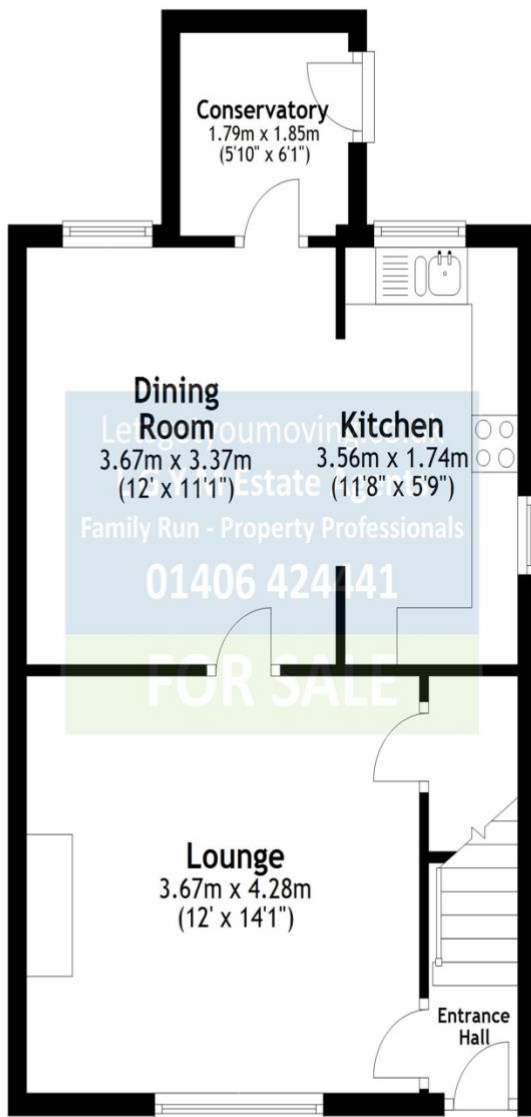






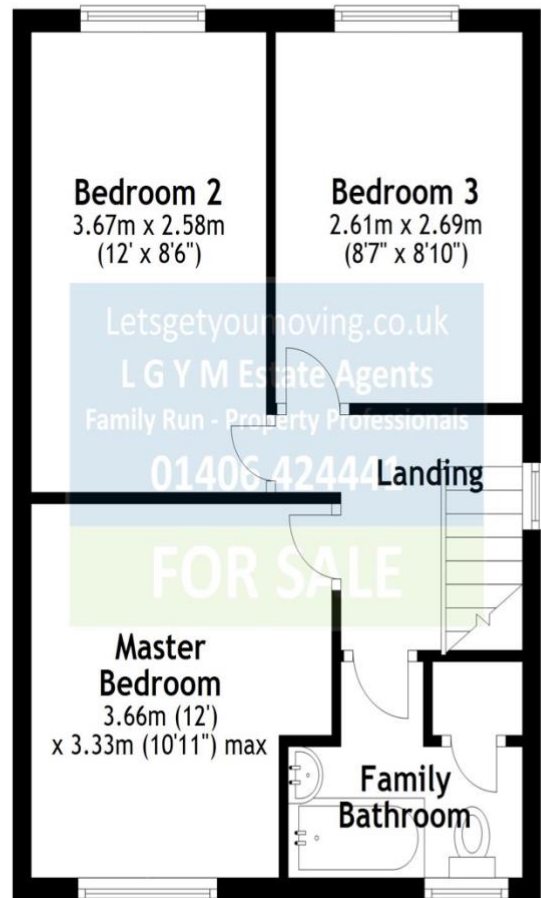
Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.3 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) CALL US ANYTIME 01406 424441.

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Misrepresentation Act 1991

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