



## Fleet Street, Holbeach £289,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



An Eley built detached bungalow situated within easy walking distance of Holbeach town centre. In brief accommodation comprises: Storm porch to main entrance door, entrance lobby, lounge, garden/family room, separate dining room, kitchen breakfast, utility room. Inner hallway to the main bedroom with dressing area and en-suite shower room, two further double bedrooms and a further family shower room. Enclosed front and rear garden with access to the rear detached double garage and parking.

### Accommodation Comprises:

Part glazed entrance door with matching side panel to:

Entrance Hall 3.52m x 2.54m (11'7" x 8'4")Cove to ceiling with ceiling rose feature, radiator, telephone point, double opening doors to built-in cloaks cupboard, door to:

Cloakroom

Fitted with a two-piece suite comprising: Close coupled WC, wall mounted hand wash basin, cover to ceiling, tiled surrounds, sealed unit double glazed opaque window to front aspect.

Separate Dining Room 3.52m x 3.09m (11'7" x 10'2")Cove to ceiling with ceiling rose feature, radiator, sealed unit double glazed window to front aspect. (This room could be adapted to any purpose).

Kitchen Breakfast 3.52m x 3.05m (11'7" x 10'0")

Fitted with a matching range of wall mounted units and floor standing units with worktop space over, tiled splashback, breakfast bar area, single drainer sink unit with swan neck mixer tap, fitted eye level double oven, 4 ring halogen hob with extractor over, integrated dishwasher, integrated fridge, ceramic tiled floor, cove to ceiling with recessed lighting, wall mounted central heating thermostat, sealed unit double glazed window to front aspect, door to:

Utility Room 2.45m max x 1.74m (8'0" x 5'9") max

Fitted with a matching range of wall mounted and floor standing units with worktop space over, space for tall standing fridge freezer, wall mounted replacement gas boiler servicing heating and domestic hot water, plumbing for washing machine, ceramic tiled flooring, sealed unit double glazed window to side aspect, radiator, part glazed door to side exit.

Lounge 4.52m x 4.31m (14'10" x 14'2")

Feature open fireplace with marble insert and hearth with wooden surround, TV point, double radiators x 2, cove to textured ceiling with ceiling rose feature, sealed unit double glazed window to side aspect, sealed unit double glazed window to rear aspect, double glazed French doors with matching side panels to:

Garden/Family Room 7.98m x 3.82m (26'2" x 12'6")

Built of half brick construction to PVCu double glazed windows with opening windows, PVCu double glazed window to side exit, double glazed French doors to rear exit, polycarbonate roof, underfloor heating, power and light connected, telephone point.

#### Inner Hallway

Cove to textured ceiling with ceiling rose feature, access to loft space, radiator, door to built-in storage cupboard with linen shelving with overhead storage cupboard, door to:

#### Main Bedroom 7.15m x 3.76m (23'6" x 12'4")

Cove to ceiling with ceiling rose feature, radiator, double doors to built-in wardrobe with hanging rail and storage shelving, radiator x 2, telephone point, TV point, sealed unit double glazed window to rear aspect, door to:

#### En-Suite Shower Room 2.06m x 1.86m (6'9" x 6'1")

Fitted with a three-piece suite comprising: Walk in shower enclosure with fitted Mira shower, close coupled WC, pedestal wash hand basin, tiled surround, shaver point, extractor fan, radiator, sealed unit double glazed opaque window to side aspect.

#### Bedroom 2 3.55m x 3.19m (11'8" x 10'6")

Cove to ceiling with ceiling rose feature, radiator, TV point, sealed unit double glazed window to front aspect.

#### Bedroom 3 3.53m x 2.98m (11'7" x 9'9")

Fitted bedroom suite comprising wardrobes with hanging rails and storage shelving with cupboards, TV point, radiator, sealed unit double glazed window to rear aspect. Family Shower Room 2.26m x 2.06m Fitted with a three piece suite comprising: Walk in shower cubicle with fitted Aqualisa shower, pedestal wash hand basin with mixer tap, close coupled duel flush WC, shaver point, extractor fan, verticals towel radiator, sealed unit double glazed opaque window to side aspect.

#### Family Shower Room 2.26m x 2.06m (7'5" x 6'9")

Fitted with a three piece suite comprising: Walk in shower cubicle with fitted Aqualisa shower, pedestal wash hand basin with mixer tap, close coupled duel flush WC, shaver point, extractor fan, verticals towel radiator, sealed unit double glazed opaque window to side aspect.

#### Outside:

The front garden its enclosed with low level brick walling with area laid to lawn with inset shrubs. Pathway leads to the main entrance door with storm porch, courtesy lighting. The rear garden is enclosed with wooden panel fencing with area laid to lawn, paved patio area, flower and shrub borders, timber garden store, outside power points, outside courtesy lighting. Pathway leads to the bottom of the garden with gated access to:

#### Detached Double Garage. 5.31m x 5.06m (17'5" x 16'7")

Brick built detached double garage with twin electric up and over doors with power and light connected. Eve storage space. Vehicle access via Mattimore Drive leads to double width driveway providing ample off-road parking. Further garden area to the side with inset shrubs.

Directions:

Leave our Church Street office and turn right at the traffic lights onto High Street, proceed along on to Fleet Street. Once past the fishing tackle shop the property can be located on the right-hand side. For the purpose of satellite navigation, the property postal code is: PE12 7AG. For vehicle access continue past the property and turn right on to Damgate, then first right on to Mattimore Drive where the garage and parking is directly ahead of you.

**\*\* Agents Note \*\*** Great investment opportunity - The property is currently rented out with a rental yeild of £8,820.00 per annum which is currently £735.00 P.C.M which is due for review and could potentially be increased. The property can be considered with a sitting tenant or vacant possession if required by any purchaser **\*\***

EPC: D

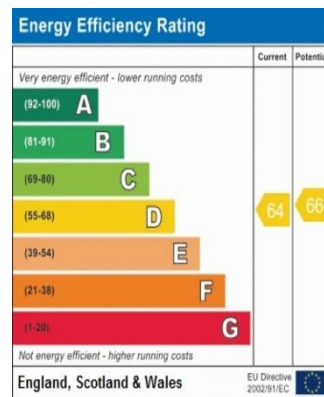
Council Tax Banding:

E - £2239.16 - South Holland District Council.

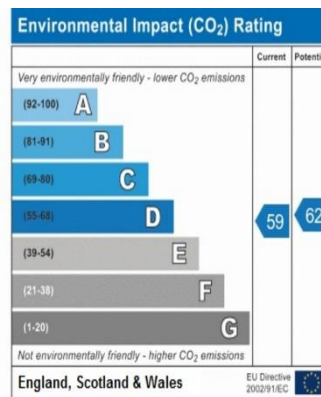






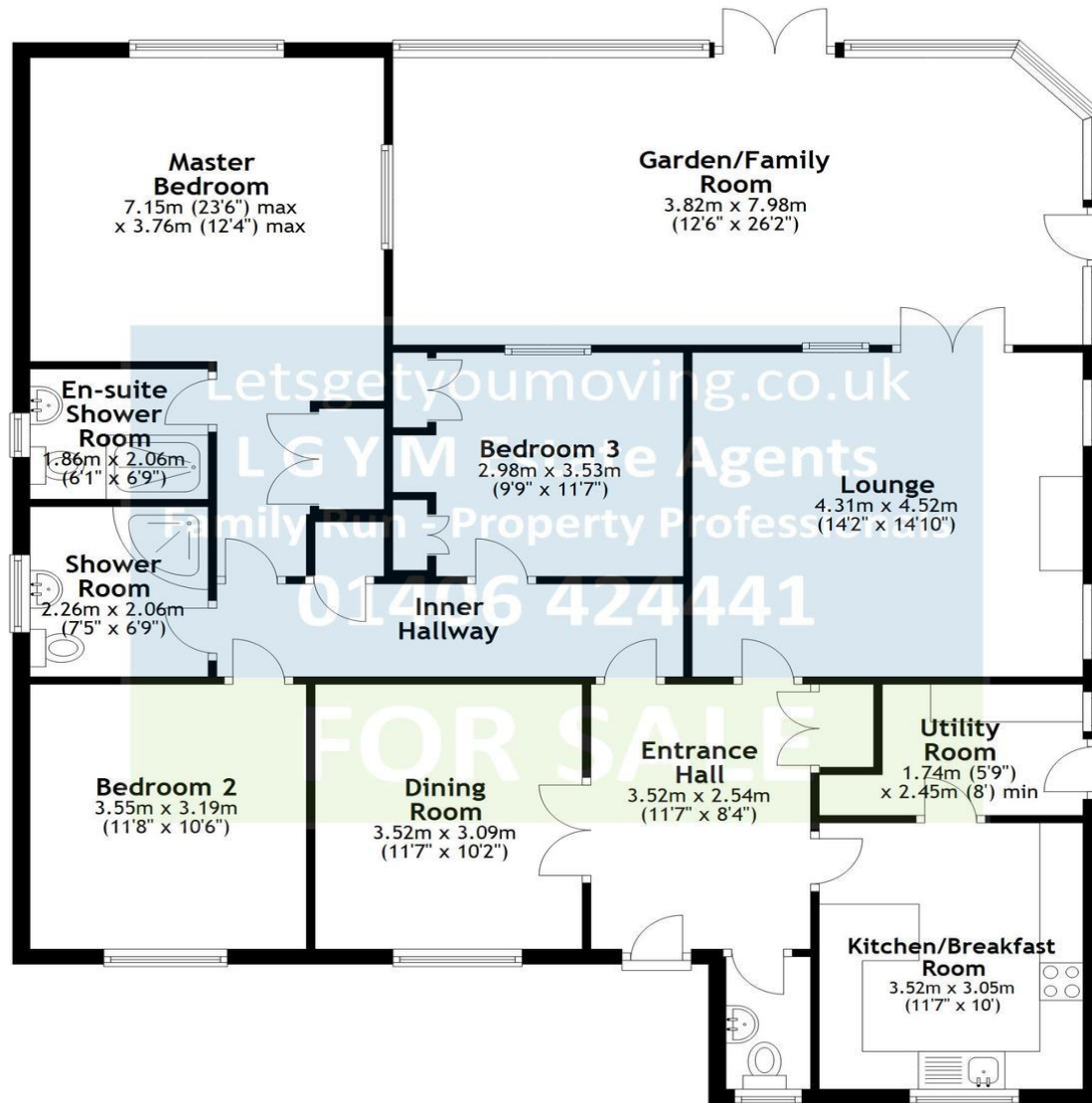


Reference:  
Fleet Street, Holbeach



## Ground Floor

Approx. 151.1 sq. metres (1626.6 sq. feet)



Total area: approx. 151.1 sq. metres (1626.6 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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