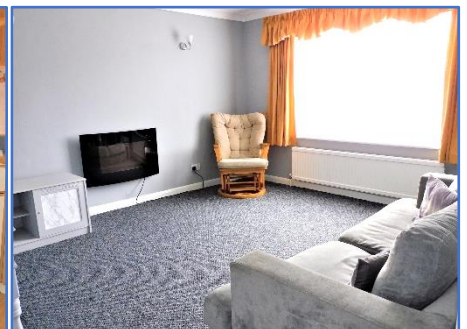


## Langwith Gardens, Holbeach

£194,995



**\*\*NO CHAIN\*\*** A delightful detached bungalow situated in Holbeach with single garage and off-road parking, being offered with NO ONWARD CHAIN. In brief accommodation comprises: Entrance hall, lounge, fitted kitchen, conservatory, two double bedrooms and family bathroom. Outside the front garden is open plan with pathway leading to the main entrance door. The rear garden is enclosed and mainly laid to lawn, patio area, greenhouse, garden store.

**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

t: 01406 424441 e: [info@letsgetyoumoving.co.uk](mailto:info@letsgetyoumoving.co.uk) [www.letsgetyoumoving.co.uk](http://www.letsgetyoumoving.co.uk)

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

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



Accommodation Comprises:

Part glazed entrance door to:

**Entrance Hall**

Radiator, telephone point, central heating thermostat, coving to ceiling, smoke detector, access to part boarded insulated loft space with pull down ladder. Cupboard, housing the wall mounted gas boiler serving heating system and domestic hot water.

**Lounge 3.98m (13'1") x 3.62m (11'11")**

PVCu double glazed window to front, wall mounted electric fire, radiator, TV point, four wall lights, coving to ceiling.

**Kitchen 3.59m (11'9") x 3.07m (10'1")**

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 and tiled surround, integrated fridge/freezer, plumbing for automatic washing machine, built-in eye level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, PVCu double glazed window to side, double radiator, laminate flooring, coving to ceiling, door to:

**Conservatory 3.60m (11'10") x 3.30m (10'10")**

Half brick and PVCu double glazed construction with PVCu double glazed windows, power and light connected, radiator, laminate flooring, two double glazed patio doors to garden.

**Bedroom 1 3.63m (11'11") x 3.54m (11'7")**

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

**Bedroom 2 3.29m (10'10") x 3.16m (10'4")**

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

**Family Bathroom**

Fitted with a three piece suite comprising of deep panelled bath, independent electric shower over with glass screen, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double glazed window to rear, vinyl floor covering, coving to ceiling.

**Garage 7.29m (23'11") x 3.0m (10'4") Approx.**

Attached brick-built garage with rear door, power and light connected, up and over door.

**Outside:**

The front of the property is open plan with area laid to lawn, driveway providing off road parking, leading to the single garage, side gates to the rear enclosed garden mainly laid to lawn, garden store with power and light, greenhouse, patio area, outside tap.

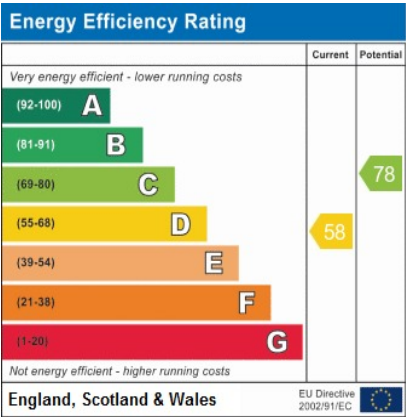
**Directions:**

Leave our Church Street office and turn left on to West End, continue on to Spalding Road taking the left turn on to Langwith Drive, go to the end of the road turn left then right, where the property can be found on your left hand side. For satellite navigation, the property postal code is: PE12 7JL.

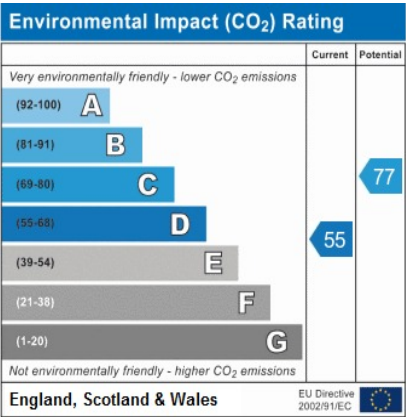
**Council Tax Band**

Band B - £1424.92 South Holland District Council





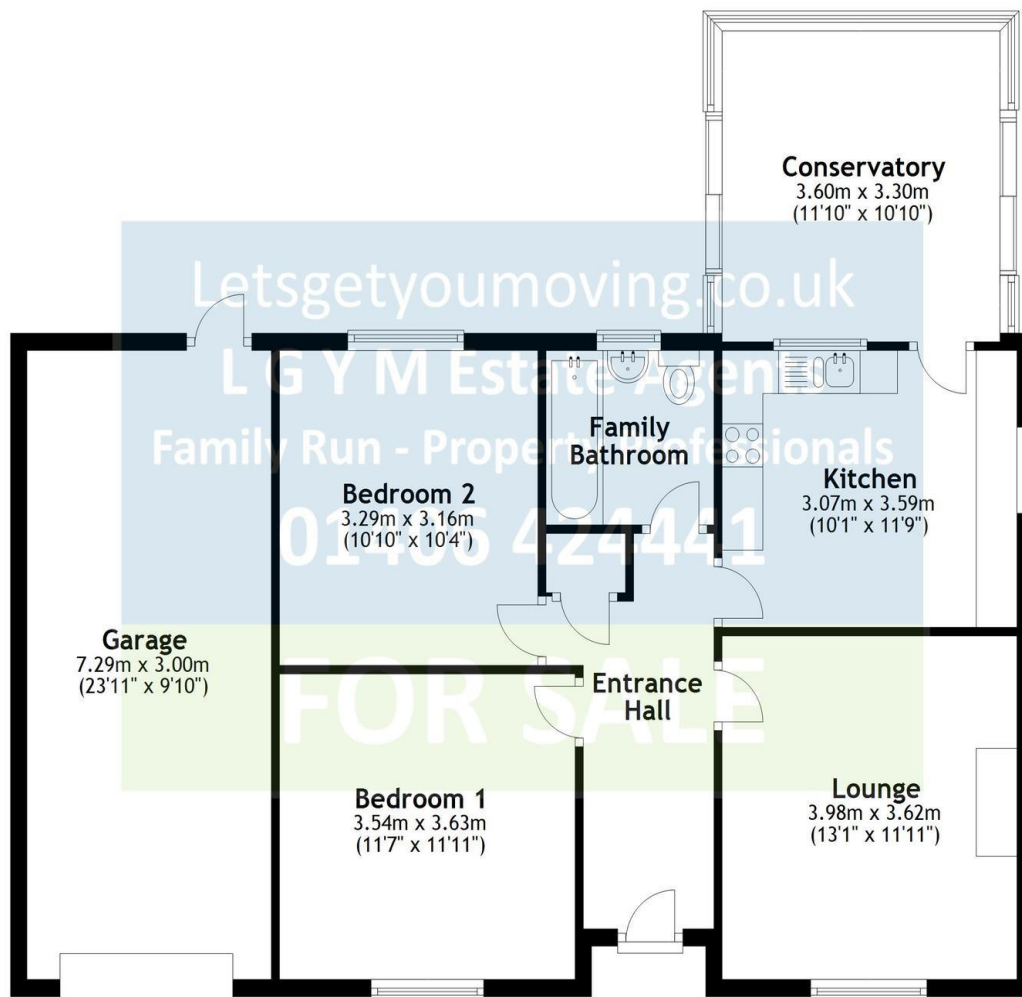
Reference:  
Langwith Gardens, Holbeach.





## Ground Floor

Approx. 98.0 sq. metres (1054.7 sq. feet)



Total area: approx. 98.0 sq. metres (1054.7 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.

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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **Misrepresentation Act 1991**

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