

Letsgetyoumoving.co.uk
L G Y M Estate Agents
Family Run - Property Professionals



Fleet Street, Holbeach £314,995

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



We are delighted to offer for sale this large family home with three reception rooms and four double bedrooms with a modern re-fitted kitchen breakfast and En-suite to the main bedroom. In brief accommodation comprises: Entrance hall, lounge, separate dining room, re-fitted modern kitchen with breakfast room, utility room, ground floor cloakroom, study/office/family room. First floor to four bedrooms main en-suite and the family bathroom. Outside: Ample off-road parking with single garage.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel to:

Entrance Hall 3.46m x 2.27m (11'4" x 7'5")

Cove to textured ceiling, smoke detector, telephone point, radiator, wall mounted central heating thermostat, staircase to first floor landing, Karndean flooring, glazed French door to:

Lounge 6.05m x 3.47m (19'10" x 11'5) min

Feature marble fireplace with inset electric flame effect fire, marble insert and hearth, cove to textured ceiling, display recess with wall lighting, TV point, double radiator, single radiator, PVCu double glazed bow window to front aspect, PVCu double glazed opaque window to side aspect, double opening French doors to:

Dining Room 4.41m x 3.45m (14'6" x 11'4")

Feature marble fireplace with inset living flame effect gas fire, marble insert and hearth, wall light points, double radiator, PVCu double glazed opaque window to side aspect, PVCu double glazed sliding patio doors to rear garden, opening to:

Fitted Modern Kitchen 3.91m x 3.44m (12'10" x 11'3")

Luxury modern kitchen fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, kick board lighting, feature Island unit with marble work top, breakfast bar area, fitted NEFF 5 ring induction hob with stainless steel splashback and extractor canopy over, one and a quarter bowl polycarbonate sink unit with swan neck mixer tap, fitted eye level NEFF hide and slide fan assisted oven with storage drawer, NEFF food warmer with space for microwave over, integrated NEFF dishwasher, TV point, cove to textured ceiling with recessed lighting, PVCu double glazed windows x 2 to rear aspect, archway to:

Breakfast Room 2.96m x 2.66m (9'9" x 8'9")

Fitted with a matching range of wall mounted units with underlighting and floor standing units with worktop space over, breakfast bar area, integrated Hotpoint tall standing larder fridge, integrated Hotpoint tall standing freezer, integrated wine cooler, radiator, cove to textured ceiling with recessed spotlights, PVCu double glazed window to rear aspect, fire door to:

Home Office/Study/Family Room 3.94m x 2.67m (12'11" x 8'9")

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Utility Room 2.99m x 1.87m (9'10" x 6'2")

Fitted with a range of wall mounted and floor standing units with marble worktop, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, replacement Worcester wall mounted gas fired combination boiler servicing heating and domestic hot water, wall mounted heating and hot water control panel, door to walk in pantry with storage shelving, PVCu double glazed window to rear aspect, PVCu double glazed door to rear garden, door to:

Ground Floor WC

Fitted with a two-piece suite comprising: Close coupled duel flush WC, wall mounted hand wash basin with mixer tap and tiled splashback, PVCu double glazed opaque window to side aspect.

First Floor Landing

Spindle staircase to first floor landing, cove to textured ceiling, loft access with part boarded loft space, smoke detector, double opening doors to built-in airing cupboard with linen shelving, PVCu double glazed window to side aspect door to:

Bedroom 1 5.95m x 2.80m min (Excluding built-in wardrobes) 19'6" x 9'2" Min

Fitted with a range of fitted wardrobes with hanging space and storage shelving, wall light points, TV point, cove to textured ceiling, 2 x radiators, dressing area, PVCu double glazed windows to rear aspect x 2, door to:

Re-Fitted En-Suite Shower Room 2.93m x 2.35m (9'7" x 7'9")

Re-fitted with a three piece suite comprising: Double corner entry shower cubicle with fitted rainfall shower with hand shower attachment, duel flush close coupled WC, vanity wash hand basin with mixer tap and storage under and matching tall standing cupboard to side, extractor fan, shaver point, wall mounted mirror, cove to textured ceiling, wall light point, radiator, tiled surrounds, PVCU opaque window to rear aspect.

Bedroom 2 4.37m x 3.48m (14'4" x 11'5")

Fitted double wardrobe with handrail and storage shelving with display unit to side, TV point, cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Bedroom 3 3.47m x 2.96m (11'5" x 9'9")

Cove to textured ceiling, TV point, door to built in wardrobe with hanging rails, built in over stairs storage cupboard, radiator, PVCu double glazed window to front aspect.

Bedroom 4 3.47m x 2.00m (11'5" x 6'7")

Cove to textured ceiling, radiator, PVCu double glazed window to front aspect.

Family Bathroom 2.99m x 1.87m max (9'10" x 6'2")

Fitted with a three piece suite comprising: Deep panel bath with telephone style mixer tap with hand shower attachment over, close coupled WC, vanity wash hand basin set in marble, storage cupboard under, wall mounted mirror with light, shaver point, extractor fan, tiled surrounds, PVCu opaque double glazed window to rear aspect.

Outside:

The front garden is enclosed with mature hedging with double gated access to grave driveway providing ample off-road parking for several vehicles with turning point leading to an attached single garage. The front garden is laid to lawn with inset flower and mature shrubs with porchway leading to the main entrance with storm canopy and marble flooring, outside courtesy lighting.

Garage 4.82m x 2.68m (15'10" x 8'10")

With electric roller door, power and light connected, access to loft storage space, water tap, glazed window to side aspect, part glazed door to side exit. The rear garden is enclosed with wooden panel fencing with paved patio seating area with brick-built barbeque, area laid to lawn with flower and shrub borders, timber garden store (10ft x 8ft), outside courtesy lighting.

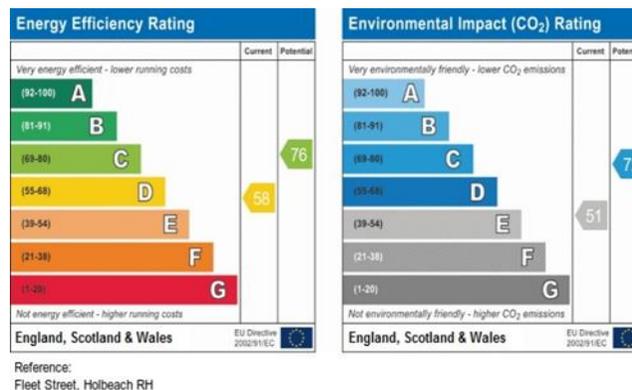
Directions:

Leave our Church Street office and turn right onto High Street, continue along past the Police station onto Fleet Street where the property can be located on the left-hand side. For satellite navigation, the property postal code is: PE12 7AG.

Council Tax Banding:

E - £2239.16 - South Holland District Council.

EPC: D.



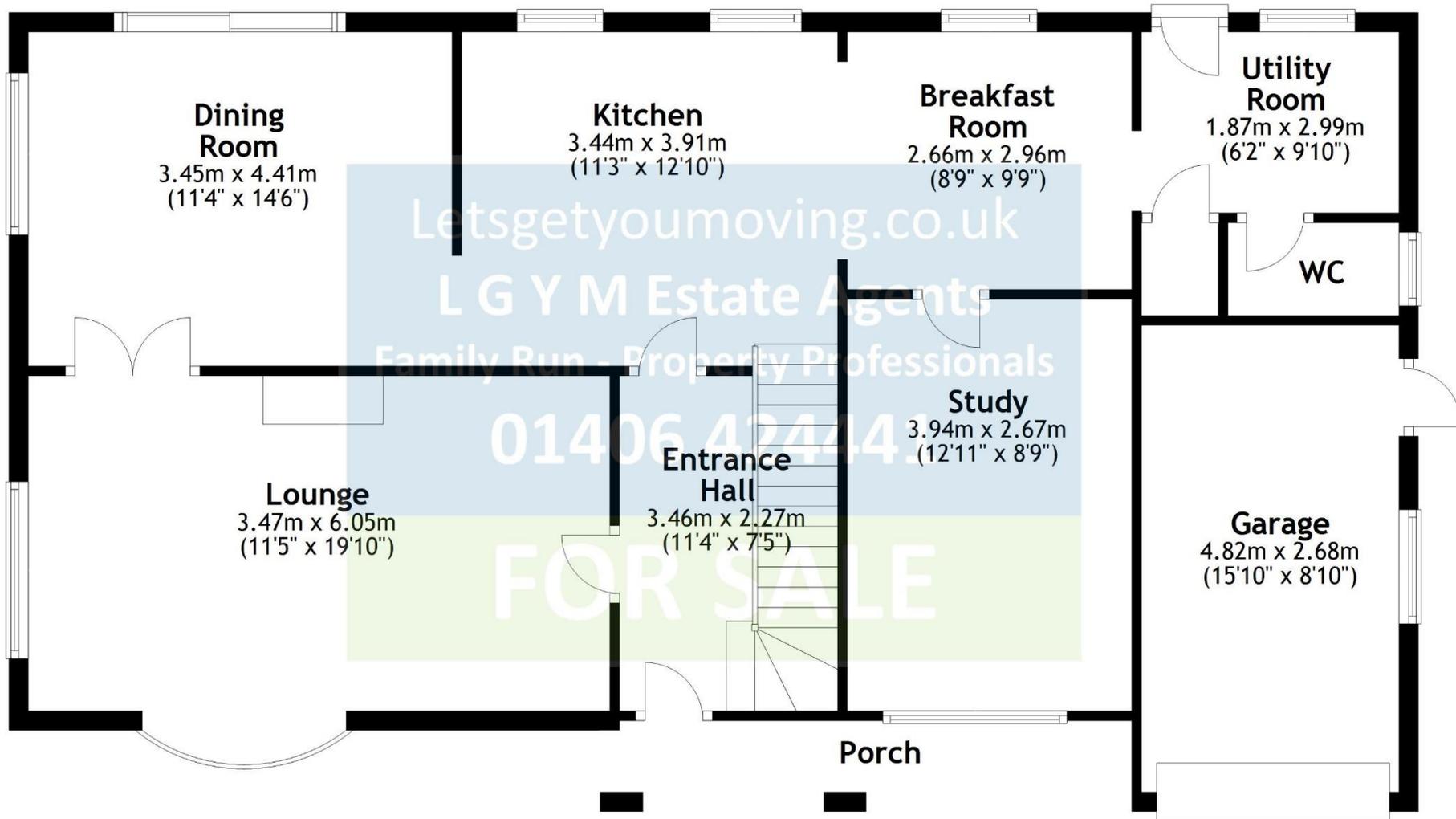






Ground Floor

Approx. 105.6 sq. metres (1136.6 sq. feet)



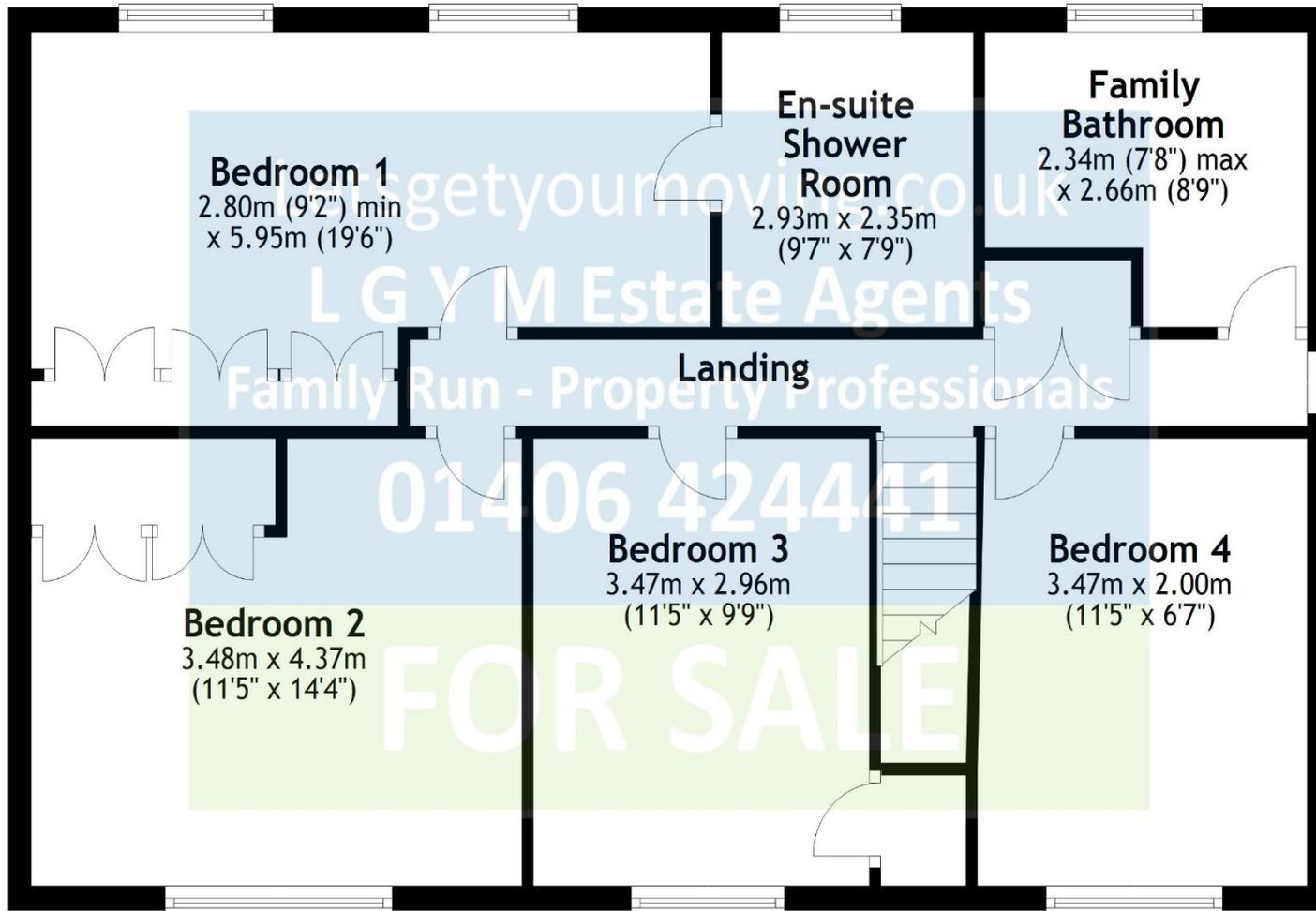
Total area: approx. 184.7 sq. metres (1988.3 sq. feet)

Floor plans are for a guide only and should not be scaled.

Plan produced using PlanUp.

First Floor

Approx. 79.1 sq. metres (851.7 sq. feet)



Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ZOOPLA - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS and REMOVALS.

“We strive for results, it’s what we do best “25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

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

For clarification we wish to inform any prospective purchasers that these particulars have been prepared as a general guide only and their accuracy is not guaranteed, they do not form part of any contract. These details, pictures and floor plans where applicable remain the property of letsgetyoumoving.co.uk and may not be duplicated, copied or used in any other way without our consent. We have not carried out a detailed survey nor test of services, appliances nor any other specific things mentioned. Any buyer is advised to obtain verification from their solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.