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## Spire View, Holbeach £179,995

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



A very modern three bed semi detached family home within walking distance of Holbeach town centre which benefits from gas fired central heating and PVCu double glazing with an energy performance rating of B. Entrance hall, lounge, kitchen diner, ground floor cloakroom. First floor to three bedrooms, main bedroom having en-suite shower room and family bathroom. Off road parking.

## Accommodation Comprises:

Composite entrance door with storm canopy to:

### **Entrance Hall**

Recessed spotlights to ceiling, mains smoke detector, staircase to first floor landing with recess under, telephone point, radiator, wall mounted heating and hot water handheld programmer, door to:

### **Ground Floor Cloakroom**

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

### **Fitted Kitchen 3.91m x 2.41m**

Fitted with a matching range of wall mounted units and floor standing units with contrasting worktop space over with matching upstand, tiled splashbacks, one and a quarter bowl stainless steel single drainer sink units with mixer tap, integrated Zanussi 4 ring gas hob with extractor hood over and splashback, fitted Zanussi fan assisted oven, integrated Zanussi tall standing fridge and freezer, fitted Zanussi slimline dishwasher, plumbing for washing machine, ceramic tiled flooring, recessed spotlights to ceiling, mains smoke detector, radiator, PVCu double glazed window to front aspect, wall mounted Glo-worm gas boiler servicing heating and domestic hot water.

### **Lounge 4.65m max x 3.89m**

TV points, satellite TV points, telephone point, radiator x 2, door to built in cloaks cupboard with hanging space, PVCu double glazed window to rear aspect, glazed French doors to rear garden.

### **Spindle staircase to First Floor Landing**

Radiator, mains smoke detector, access to loft space, door to:

### **Bedroom 1 2.97m x 2.74m**

TV point, radiator, door to built in wardrobe with hanging rail and storage shelf, PVCu double glazed window to front aspect, door to:

### **En-Suite Shower Room**

Fitted with a three piece suite comprising: Tiled shower enclosure with fitted mains shower, pedestal wash hand basin with mixer tap, vanity mirror over with touch lighting, close coupled dual flush WC, ceramic tiled walls, shaver point, extractor fan, vertical towel radiator, recessed spotlights to ceiling, PVCu opaque double glazed window to front aspect.

**Bedroom 2 3.02m x 2.06m**

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

**Bedroom 3 2.69m x 2.44m**

TV point, telephone point, radiator, PVCu double glazed window to rear aspect.

**Family Bathroom**

Fitted with a three piece suite comprising: Deep panel bath with mixer tap and hand shower attachment, pedestal wash hand basin with mixer tap, extractor fan, shaver point, wall mounted vertical towel radiator, ceramic tiled walls, recessed spotlights to ceiling, PVCu double glazed opaque window to side aspect.

**Outside:**

The front garden is open plan and laid to lawn with pathway leading to the main entrance door with disabled access ramp to side, outside tap. DoubleBlock paved driveway to the side provides off road parking for several vehicles. The rear garden which is enclosed with wooden panel fencing with paved patio area, area laid to lawn, timber garden store, outside courtesy lighting. The property enjoys the remainder of the new built warranty (approx 7 years).

**Direction:**

Leave our Church Street office and turn right, once past the launderette turn right on to Spire View where the property can be located on the right-hand side. For satellite navigation the property postal code is: PE12 7FA.

**Council Tax Banding:**

B - £1424.92 South Holland District Council

**EPC: B.**

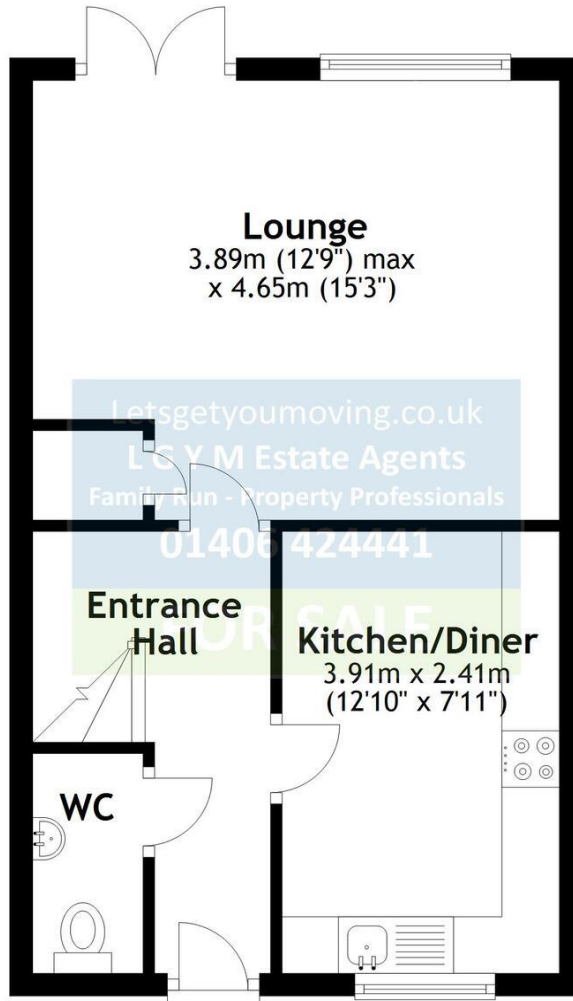






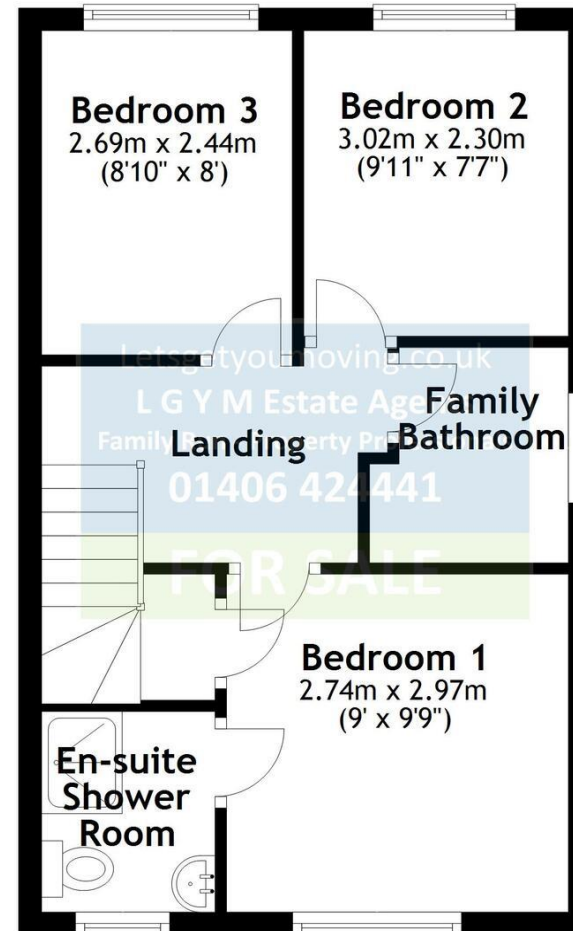
## Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



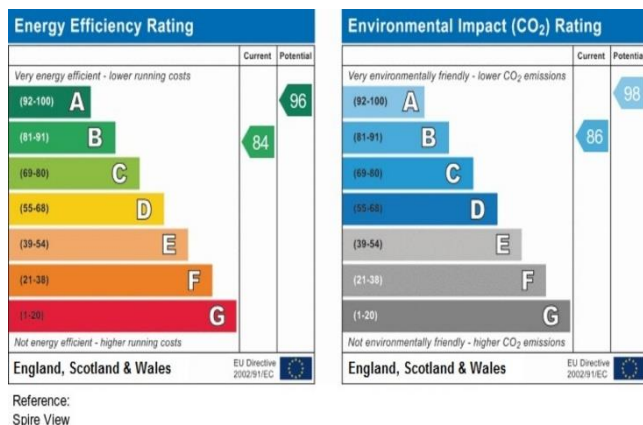
## First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 72.4 sq. metres (779.7 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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Misdescriptions Act 1991

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