

Peake Close, Holdingham, NG34 8YN



Asking Price £200,000 Freehold



NO CHAIN on this well presented semi detached house in the popular location of Holdingham a viewing is a must to appreciate the size and condition of the property. The accommodation comprises of Entrance Porch, Lounge, Kitchen/Diner, Downstairs W.C., Three Bedrooms with En-suite to Master, Family Bathroom and Single Integral Garage. EPC Rating is B and Council Tax Band is C. The property is fully UPVC double glazed and has gas central heating.

Accommodation

The property is entered through a composite part glazed door into the entrance porch.

Porch

Having laminate flooring and electric consumer unit.

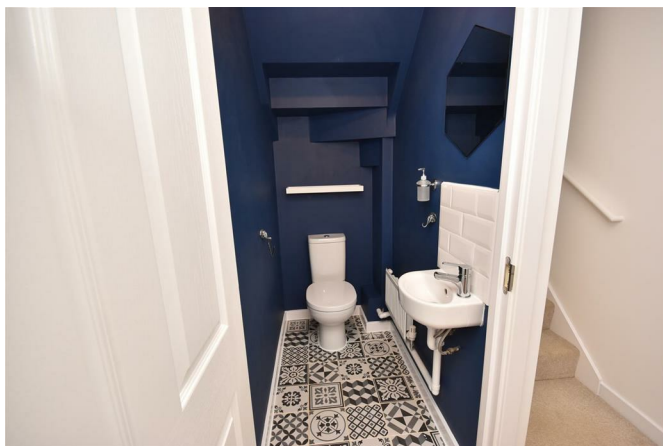
Lounge

16'0" x 10'2"



Good sized lounge with T.V. and telephone point.

Downstairs W.C.



Having a wall mounted wash hand basin with mixer tap and tiled splashback, close coupled W.C., wall mirror, soap dispenser, tiled flooring and extractor fan.

Kitchen/Diner

18'8" x 7'6"



Having a range of wall and base units with worktop over, built in dishwasher, washing machine, fridge, and freezer, electric over, gas hob with extractor over, one and half bowl stainless steel sink with mixer tap, vinyl flooring, built in storage at the dining end of the kitchen and patio doors leading to the rear garden.

Landing

The loft is accessed from the landing, an airing cupboard with shelving and also a smoke alarm.

Master Bedroom

13'9" x 9'6"



Having a T.V. point and door to the en-suite shower room.

En-Suite



A fully tiled room, having a double mains fed shower with glass sliding door, pedestal wash hand basin, close coupled W.C., extractor fan and vinyl flooring.

Bedroom Two

11'1" x 8'6"



Bedroom Three 9'10" x 7'6"



There is a T.V. aerial point in this room.

Bathroom



Having a three piece suite comprising of panelled bath with mixer tap, pedestal wash hand basin with tiled splashback, close coupled W.C., extractor fan and vinyl flooring.

Garage

The garage has an up and over door, power, lighting and also houses the fibre broadband unit.

Outside Front

A tarmacadam driveway with parking for two vehicles in front of the garage and slabbed pathway leading to the side access gate.

Outside Rear



A fully enclosed garden mainly laid to lawn with a slabbed patio area, outside tap and light, paved pathway leading to the side access gate.

Other Information

There is an annual fee payable to Gateway Property Management. The charge is approximately £150.00 payable in January each year.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

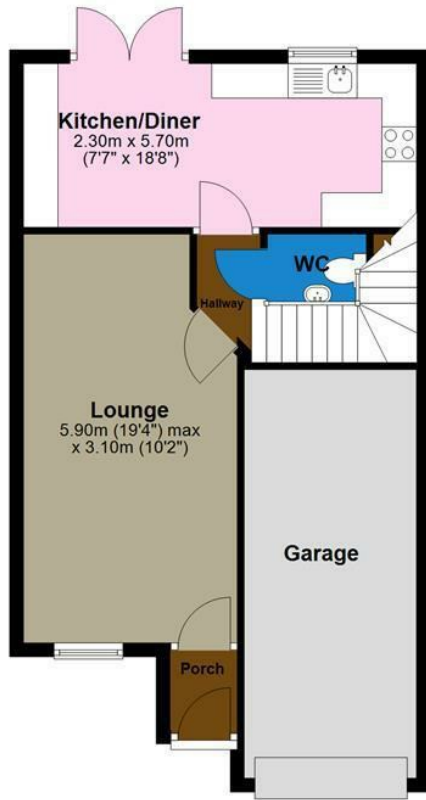
Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: 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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY

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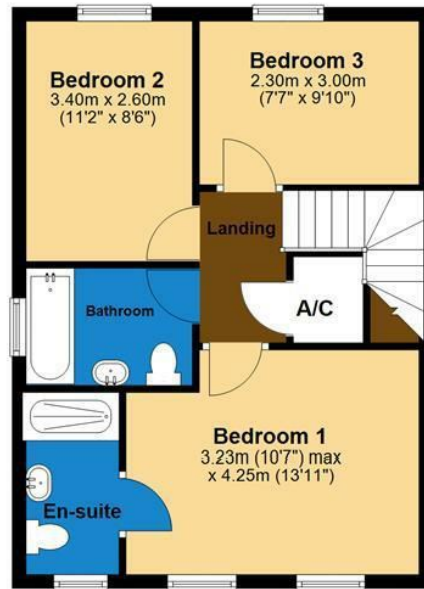
Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)

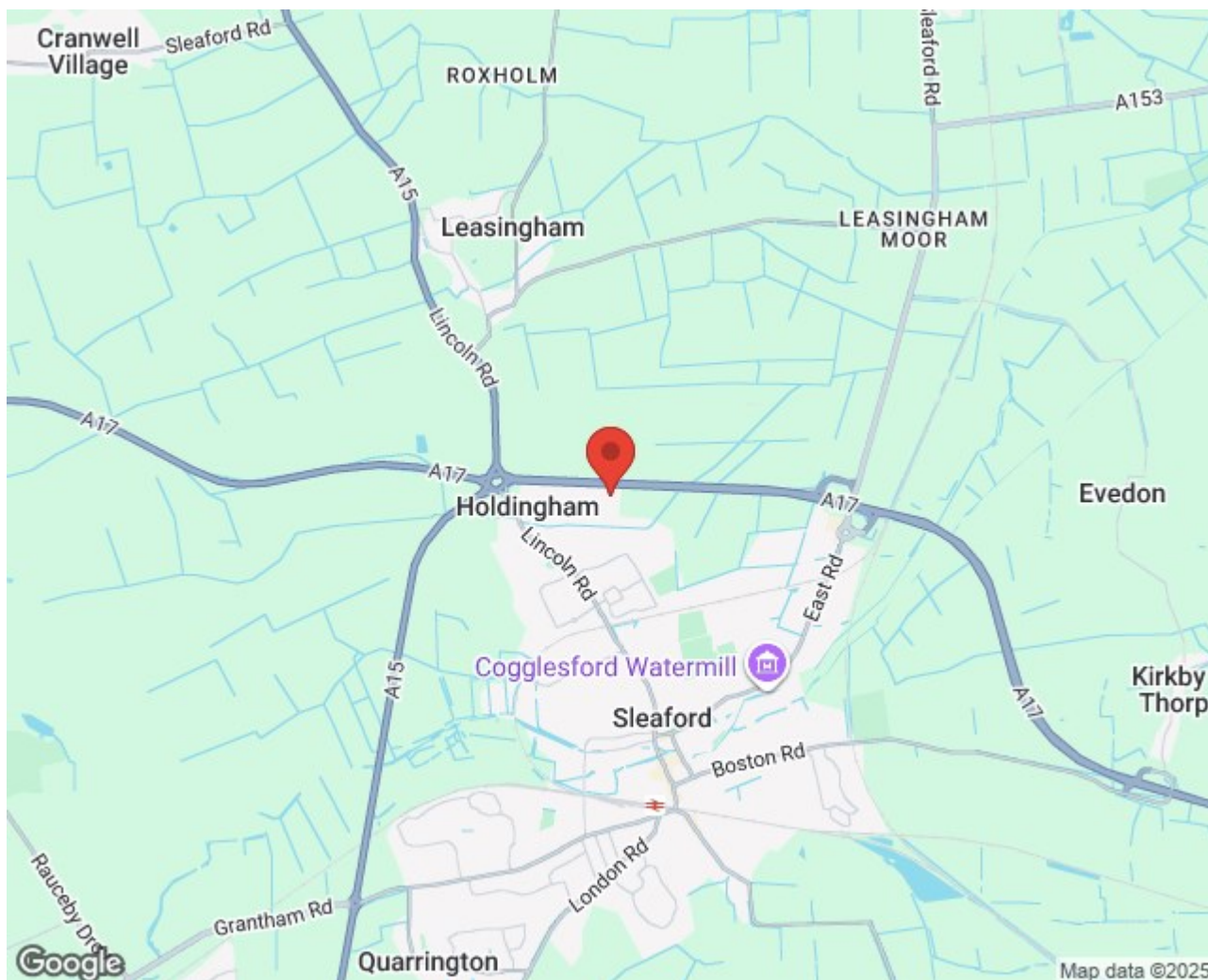


First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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