

10 Angell Lane, Holbeach, PE12 7EW

£166,000

Step into your own slice of heaven on Angell Lane in Holbeach. This semi-detached two bedroom property offers the perfect blend of convenience and comfort, just a stone's throw away from the town centre. Boasting ample off-road parking for four vehicles, and a spacious garden primed for summer BBQs, this home is a true gem waiting to be discovered. Schedule your viewing today and experience the angelic allure of this delightful abode."

Entrance Hallway



Part glazed door to front aspect. Telephone point. Stairs to first floor landing.

Living Room/Diner 14'2" x 12'11" (4.34 x 3.96)



Upvc French doors to rear aspect. Radiator. Understairs storage cupboard. Wood effect flooring.

Kitchen 8'0" x 6'7" (2.46 x 2.03)



Upvc window to front aspect. Base and wall units with work surface over. Stainless steel sink with mixer tap over and drainer. Plumbing and space for washing machine. Space for fridge freezer. Built in electric oven with four ring gas hob and extractor over. Tiled flooring.

First Floor Landing



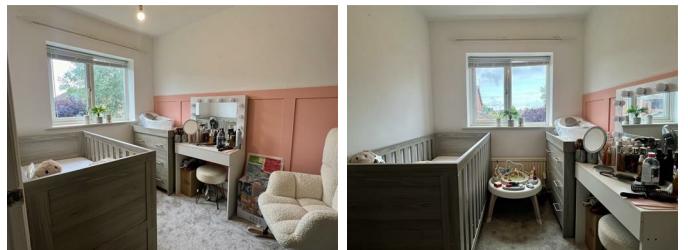
Upvc window to side elevation. Airing cupboard housing hot water tank.

Bedroom One 9'10" x 9'8" (3 x 2.95)



Upvc window to front elevation. Overstairs cupboard currently being used as a wardrobe. Television point. Radiator.

Bedroom Two 10'11" x 6'9" (3.33 x 2.06)



Upvc window to rear elevation. Radiator.

Shower Room



Upvc window to rear elevation. Toilet. Wash hand basin. Tiled flooring. Part tiled walls. Shower cubicle with mains shower fitted over. Heated towel rail.

Front Driveway



A driveway with granite chips offering off-road parking. An outdoor tap and a garden gate leading to the rear garden.

Rear Garden



The rear garden, enclosed and over two levels, offers versatile outdoor spaces. A patio area, perfect for seating and entertaining, is complemented by stepping slabs leading to a further raised patio at the back, providing additional seating and entertainment options. The garden is primarily laid to lawn.

Property Postcode

For location purposes the postcode of this property is: PE12 7EW

Verified Material Information

Tenure: Freehold
 Council tax band: A
 Annual charge: No
 Property construction: Brick
 Electricity supply: SSE (OVO)
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian
 Sewerage: Mains
 Heating: Gas Central Heating
 Heating features: None other
 Broadband: As stated by Ofcom,
 Mobile coverage: As stated by Ofcom, EE is Likely for Voice and Data. Three, O2 and Vodafone are all limited over Voice and Data inside and outside.

Parking: Driveway
 Building safety issues: No
 Restrictions: No
 Public right of way:
 Flood risk: Yes
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Please check SHDC planning portal.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D

Additional Information

PLEASE NOTE:
 All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

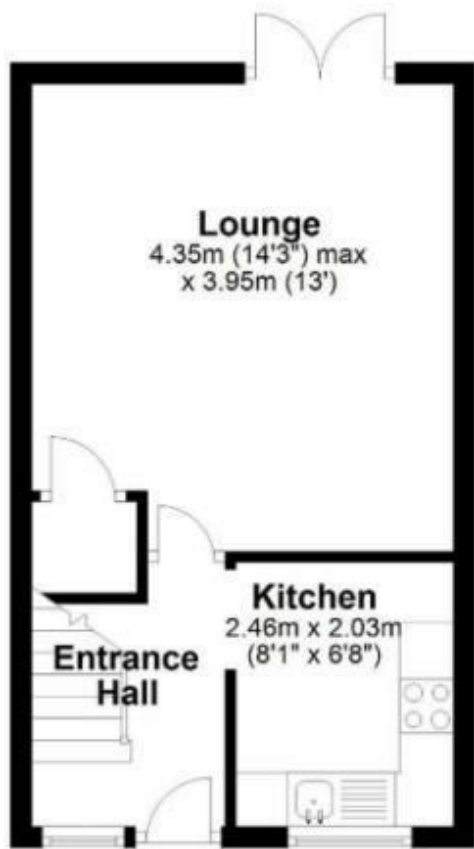
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

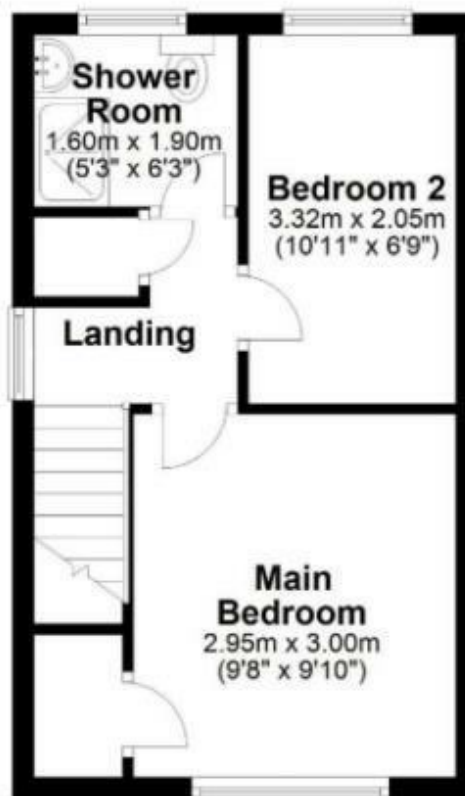
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan **Ground Floor**
Approx. 27.2 sq. metres (293.3 sq. feet)



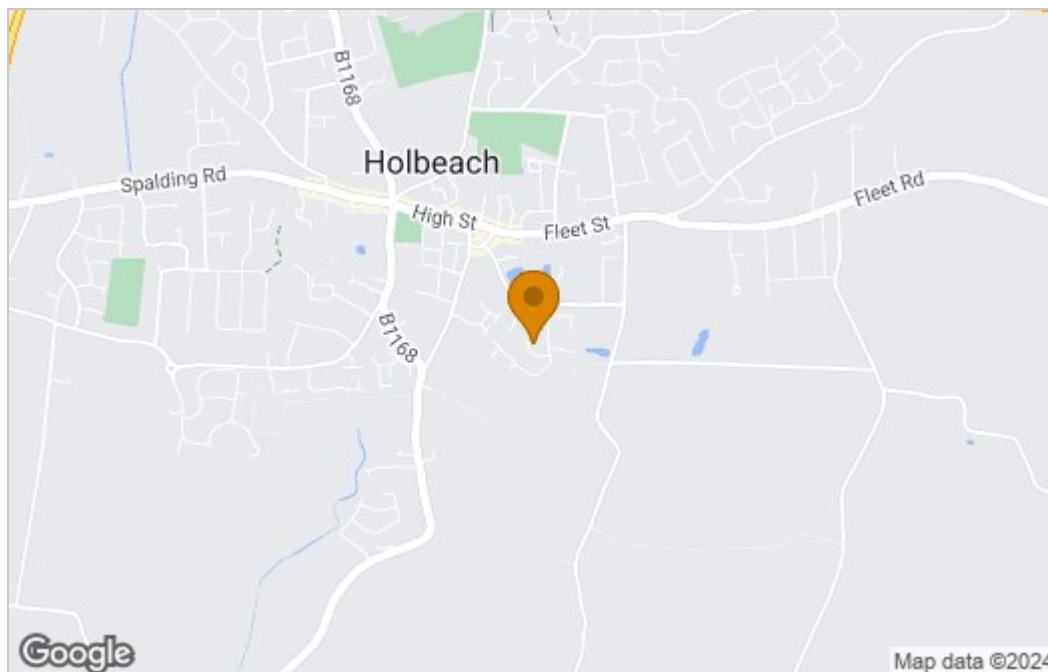
First Floor
Approx. 26.0 sq. metres (280.3 sq. feet)



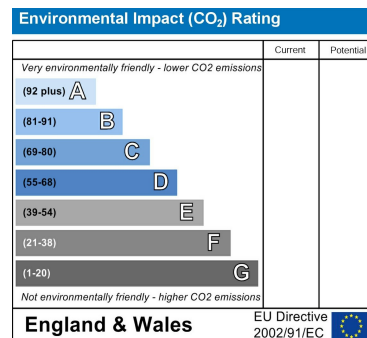
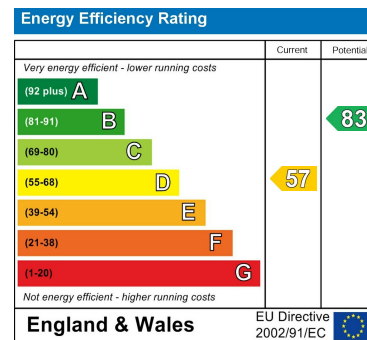
Total area: approx. 53.3 sq. metres (573.5 sq. feet)

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

Area Map



Energy Efficiency Graph



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