



## **74 Boston Road South, Holbeach, PE12 7LZ**

**£290,000**

NO ONWARD CHAIN! Ark Property Centre are delighted to offer for sale this extended three bedroom home in Holbeach. The property is spacious and benefits from ample reception space for the growing family or entertaining! Internally comprising entrance hall, lounge, kitchen diner, utility, W.C and garden room to the ground floor. Upstairs there are three bedrooms, one ensuite, and family bathroom. The property sits on a generous plot with ample parking to front and landscaped gardens to the rear. Contact Ark for more information.



**Entrance Hall**



Obscured glazed composite entrance door. PVCu double glazed window to side. Stairs to first floor landing. Door to lounge and door to kitchen diner.

**Lounge 16'4" x 10'8" (5m x 3.27)**



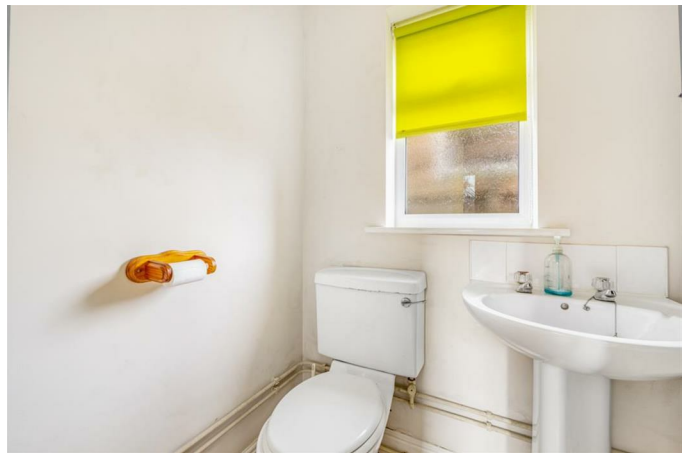
PVCu double glazed bay window to front. Coving to skimmed ceiling. Inset multi fuel burner with granite hearth.

**Kitchen Diner 11'5" x 17'7" (3.50 x 5.37)**



PVCu double glazed windows to rear and sides. Coving to skimmed ceiling. Vinyl flooring. Radiator. Fitted with a matching range of base, eye level and full height units. Freestanding Belling range style cooker with 5 ring hob with two ovens and grill under. Stainless steel extractor hood over. Integrated dishwasher and full height integrated fridge. Door to rear lobby.

**Cloakroom 5'2" x 4'5" (1.58 x 1.36)**



**Rear lobby/Utility 10'1" x 4'3" (3.08 x 1.30)**

PVCu double glazed window and composite door to side. Vinyl flooring. Radiator. Door to W.C. roll edge worktop with space and plumbing for washing machine and space for freezer. Wall mounted gas central heating boiler. Opening to sun room.

**Sun Room 13'3" x 9'0" (4.05 x 2.76)**



Skimmed vaulted ceiling with velux windows and recessed ceiling spotlights. PVCu double glazed window to rear and French doors with glazed sidelights to side. Laminate flooring. Cast iron wood burner.

**Landing**

Coving to skimmed ceiling. Loft access. Built in double airing cupboard with hot water cylinder and slatted shelving.

**Bedroom One 11'5" x 10'8" (3.50 x 3.27)**



PVCu double glazed window to rear. Coving to skimmed ceiling. Radiator. Door to ensuite.

**Ensuite 4'7" x 6'11" (1.40 x 2.12)**



PVCu double glazed window to side. Skimmed ceiling with extractor fan. Vinyl flooring. Fitted oversize shower cubicle with mains thermostatic shower over. Close coupled toilet and wash hand basin set in vanity unit with chrome mixer tap over and tiled splashback.

**Bedroom Two 11'2" x 9'11" (3.41 x 3.04)**



PVCu double glazed window to front. Coving to skimmed ceiling. Radiator.



**Bedroom Three 7'9" x 7'4" (2.37 x 2.24)**



PVCu double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bathroom 8'0" x 6'5" (2.44 x 1.98)**



PVCu double glazed window to side. Coving to skimmed ceiling with extractor fan. Vinyl flooring. Fitted with a three piece suite comprising panel bath with chrome taps over and tiled splashback, pedestal wash hand basin with chrome taps over and tiled splashback and close coupled toilet.

**Outside**



The property sits on a generous plot of both front and rear gardens.

To the front of the property is a gravelled driveway

providing off road parking for multiple vehicles and a mature garden of mixes trees, plants and shrubs. A block paved driveway continues through double gates to the side of the property leading to the detached single garage with electric roller shutter door.

The rear garden has been landscaped to include patio and deck seating area with fish pond and beyond sits a lawn area with planted borders.

To the rear of the plot there is a timber storage shed and vegetable beds. The garden is enclosed by timber fencing.

**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

**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.

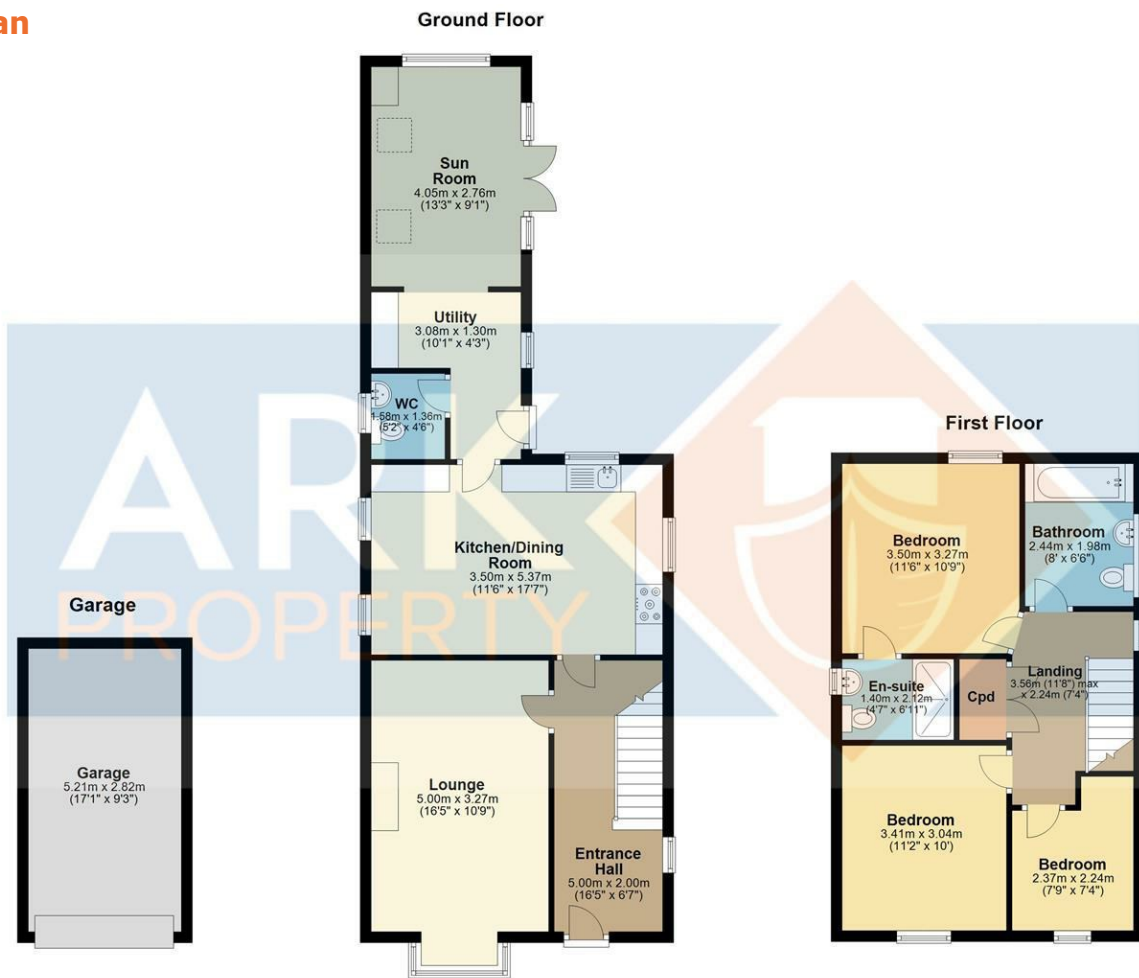
We can also offer full Financial and Solicitor

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

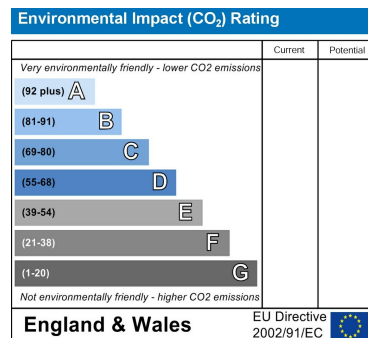
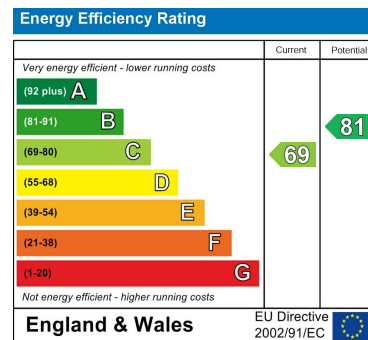


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

