



1 Woodrowe Court, Holbeach, PE12 7FD

£225,000

Welcome to this beautifully presented three-bedroom semi-detached house, where modern decor and contemporary finishes create a stylish and comfortable living space. Located in a desirable neighborhood, this home offers the perfect blend of convenience and luxury.

This modern semi-detached house is a perfect choice for those seeking a contemporary lifestyle in a convenient and attractive location. Don't miss the opportunity to make this stunning property your new home.

Charming Modern Semi-Detached Home with Contemporary Finishes.

Welcome to this beautifully presented three-bedroom semi-detached house, where modern decor and contemporary finishes create a stylish and comfortable living space. Located in a desirable neighborhood, this home offers the perfect blend of convenience and luxury.

Upon entering, you are greeted by a spacious living area that leads on to the modern kitchen with integrated appliances, making it a culinary delight for any home chef. Adjacent to the kitchen, the dining area provides a perfect setting for family meals and entertaining guests.

Upstairs, the master bedroom boasts an ensuite shower room, offering a private retreat with a touch of elegance. Two additional well-proportioned bedrooms provide ample space for family, guests, or a home office. The modern family bathroom is finished to the highest standard, ensuring comfort and style.

Outside, the property benefits from off-road parking, providing ease and convenience for homeowners. The well-maintained West facing rear garden is private and perfect for entertaining.

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Entrance Hall



Stairs to first floor landing, Door to lounge.

Lounge 12'6" x 13'0" (3.83m x 3.97m)



PVCu double glazed window to front, skimmed ceiling with pendant light and recessed ceiling spotlights, under floor heating, wall mounted air conditioning unit, wall mounted electricity consumer unit, built in under stairs cupboard. Door opening to kitchen diner.



Kitchen Diner 18'11" x 12'5" (5.77m x 3.81m)



PVCu double glazed windows to side and rear, sliding patio doors opening to the rear garden, coving to skimmed ceiling with recessed ceiling spotlights, LVT flooring with under floor heating. Fitted with a matching range of base and eye level units, worktop space with tiled splashback, composite sink and drainer with chrome mixer tap over, four ring gas hob with stainless steel extractor hood over and integrated electric oven and grill under, integrated dishwasher, integrated fridge freezer.



Utility Cupboard

Space and plumbing for washing machine and tumble dryer.

WC

Fitted close coupled toilet with push button flush and wash hand basin with chrome taps over.

Landing



Coving to skimmed ceiling with recessed ceiling spotlights and loft access. Doors to bedrooms and bathroom.



Ensuite



Bedroom One 10'3" x 12'4" (3.13m x 3.77m)



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, illuminated vanity mirror, wall mounted chrome heated towel rail, wall and floor tiling. Fitted with a three piece suite comprising D shape shower cubicle with glass sliding doors, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

Bedroom Two 9'3" x 12'4" (2.82m x 3.78m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, built in double wardrobe, door to ensuite.



PVCu double glazed window to rear, coving to skimmed ceiling, radiator, built in airing cupboard.



Bedroom Three 7'1" x 8'10" (2.16m x 2.70m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.

Bathroom



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights, wall and floor tiling, wall mounted chrome heated towel rail, wall mounted illuminated vanity mirror. Fitted with a

three piece suite comprising panel bath with chrome mixer tap over and chrome thermostatic shower riser with rainfall head and hand held attachment, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

To The Front



The property is one of seven modern builds on Woodrowe Court. There is a private driveway leading to the block paving providing off road parking for up to four cars. Side gated access leads to the rear garden.

Rear Garden



The rear garden is mainly laid to lawn and enclosed by timber fencing with patio seating area and timber storage shed. There is outside power, lighting and cold water tap.



Additional Information

PLEASE NOTE:

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Ark Property Centre

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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.

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Property construction: 2018

Electricity supply: Mains - Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Mains

Heating: Gas Central Heating

Heating features: No

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 14 Mbps 1 Mbps Good

Superfast 48 Mbps 8 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,
Indoor

Provider Voice Data

EE Limited Limited

Three None None

O2 Limited None

Vodafone Limited None

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway with parking for four cars

Building safety issues: None

Restrictions: No

Public right of way: No

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: None

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

Viewing Arrangements

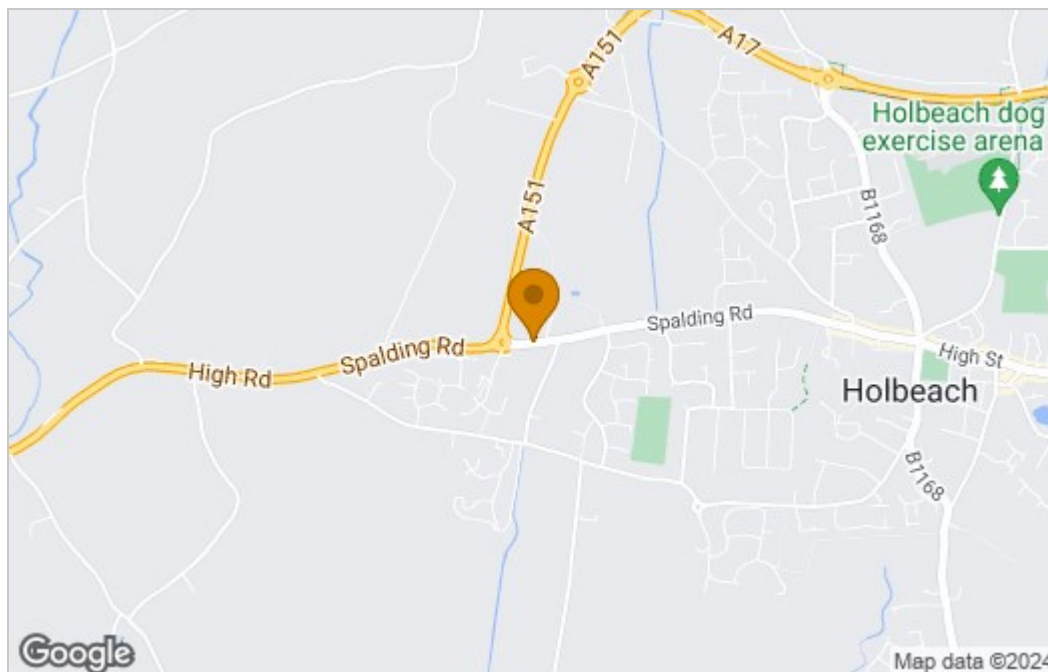
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

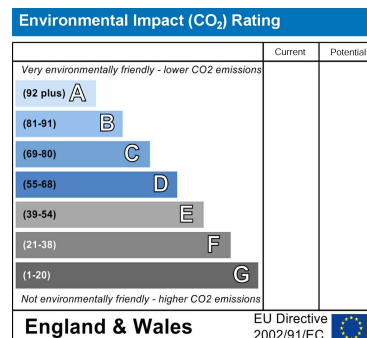
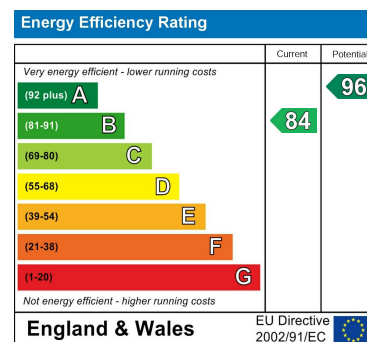


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide only and not as a contract. The services, contents and appliances shown here are not intended to be guaranteed as to their availability or efficiency over time.

Area Map



Energy Efficiency Graph



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