



21 Edinburgh Walk, Holbeach, PE12 7AP

£325,000

Discover this enchanting detached home in the heart of Holbeach, brimming with character and offering ample living space for a comfortable lifestyle. This beautiful property boasts a spacious, airy layout perfect for family living and entertaining.

The home features a generously sized living room, a cozy yet expansive kitchen with modern amenities, and multiple versatile reception rooms. With well-proportioned bedrooms and stylish bathrooms, comfort and convenience are at the forefront of this home's design.

Entrance Hall 5'0" x 14'11" (1.54m x 4.56m)



PVCu double glazed door to front, coving to skimmed ceiling, laminate flooring, radiator. Doors to lounge and shower room, stairs to first floor landing.



Shower Room 5'0" x 6'7" (1.54m x 2.01m)



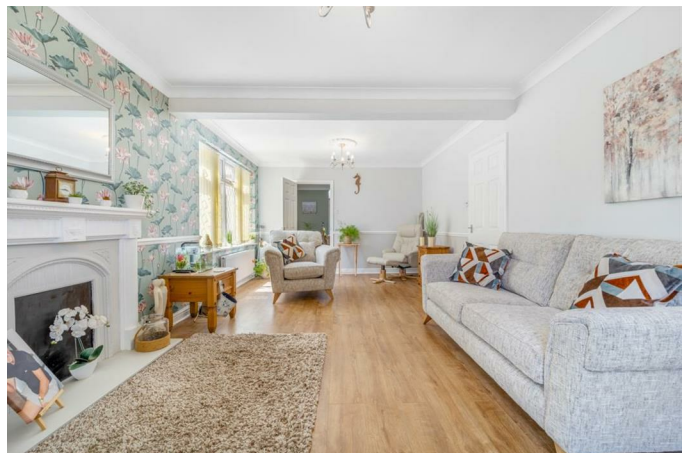
PVCu double glazed window to side. Fitted with a three piece suite comprising glazed shower cubicle with mains thermostatic bar shower over, close

coupled toilet with push button flush and wash hand basin set in vanity unit with chrome mixer tap over, vinyl flooring, wall mounted heated towel rail.

Lounge 11'10" x 22'1" (3.62m x 6.75m)



PVCu double glazed windows to front and side, coving to skimmed ceiling, laminate flooring, two radiators.



Kitchen Diner 12'1" x 20'7" (3.69m x 6.28m)

PVCu double glazed window and door to front, sliding doors to rear, coving to skimmed ceiling, tiled flooring, built in utility cupboard with built in shelving and space and plumbing for washing machine, tumble dryer and fridge freezer. Fitted with a matching range of base and eye level units with roll edge worktop and tiled splashback, central island unit with built in storage. 7 ring Belling gas cooker with twin ovens, grill and warming drawer, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, space and plumbing for dishwasher. Opening to dining room.

**Dining Room 10'4" x 11'8" (3.15m x 3.56m)**

Glazed French doors to garden room, coving to skimmed ceiling, laminate flooring, radiator. Doors to lounge and study/bedroom four.

Bedroom Four/Study 6'7" x 12'4" (2.02m x 3.78m)

Glazed French doors to garden room, coving to skimmed ceiling, laminate flooring, radiator.

Garden Room 8'9" x 13'2" (2.67m x 4.03m)



PVCu double glazed window and timber stable door to rear, tiled flooring, radiator.

Bedroom One 10'5" x 11'8" (3.18m x 3.56m)



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

Landing 5'2" x 25'3" (1.58m x 7.70m)



PVCu double glazed window to front, coving to textured ceiling, doors to bedrooms one to three and bathroom.



Dressing Area 5'6" x 6'5" (1.70m x 1.97m)



Skimmed ceiling, fitted range of wardrobes with hanging space and shelves. Door leading to ensuite.



Ensuite 5'5" x 11'6" (1.67m x 3.53m)

PVCu double glazed window to side, skimmed ceiling, vinyl flooring, wall mounted heated towel rail, extractor fan, shaver point. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and shower attachment, wash hand basin and concealed cistern toilet set in vanity unit with storage under.

Bedroom Two 11'10" x 9'10" (3.62m x 3.01m)

PVCu double glazed window to front, coving to skimmed ceiling, radiator, laminate flooring.

Bedroom Three

PVCu double glazed window to side, coving to skimmed ceiling, laminate flooring, radiator, built in wardrobe with sliding doors and hanging rails.

**Shower Room**

PVCu double glazed window to rear, skimmed ceiling, vinyl flooring, wall mounted heated towel rail, shaver point. Fitted with a three piece suite comprising shower cubicle with glass screen and

door, mains thermostatic bar shower over, wash hand basin and concealed cistern toilet set in vanity unit with storage under.

Rear Garden



Enclosed by timber fencing and mainly laid to lawn with steps up to the patio seating area. There is a timber workshop, ploy tunnel greenhouse, external lighting, cold water tap and power points.



Additional Information

PLEASE NOTE:

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

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

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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 7AP.

Verified Material Information

Tenure: Freehold
Council tax band: C
Property construction: Brick
Electricity supply: Mains - Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Mains - Anglian Water
Sewerage: Mains
Heating: Mains gas central heating.
Heating features: No
Broadband: As stated by Ofcom,
Broadband type Highest available download speed
Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,
Indoor
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Likely Likely
Vodafone Limited Limited

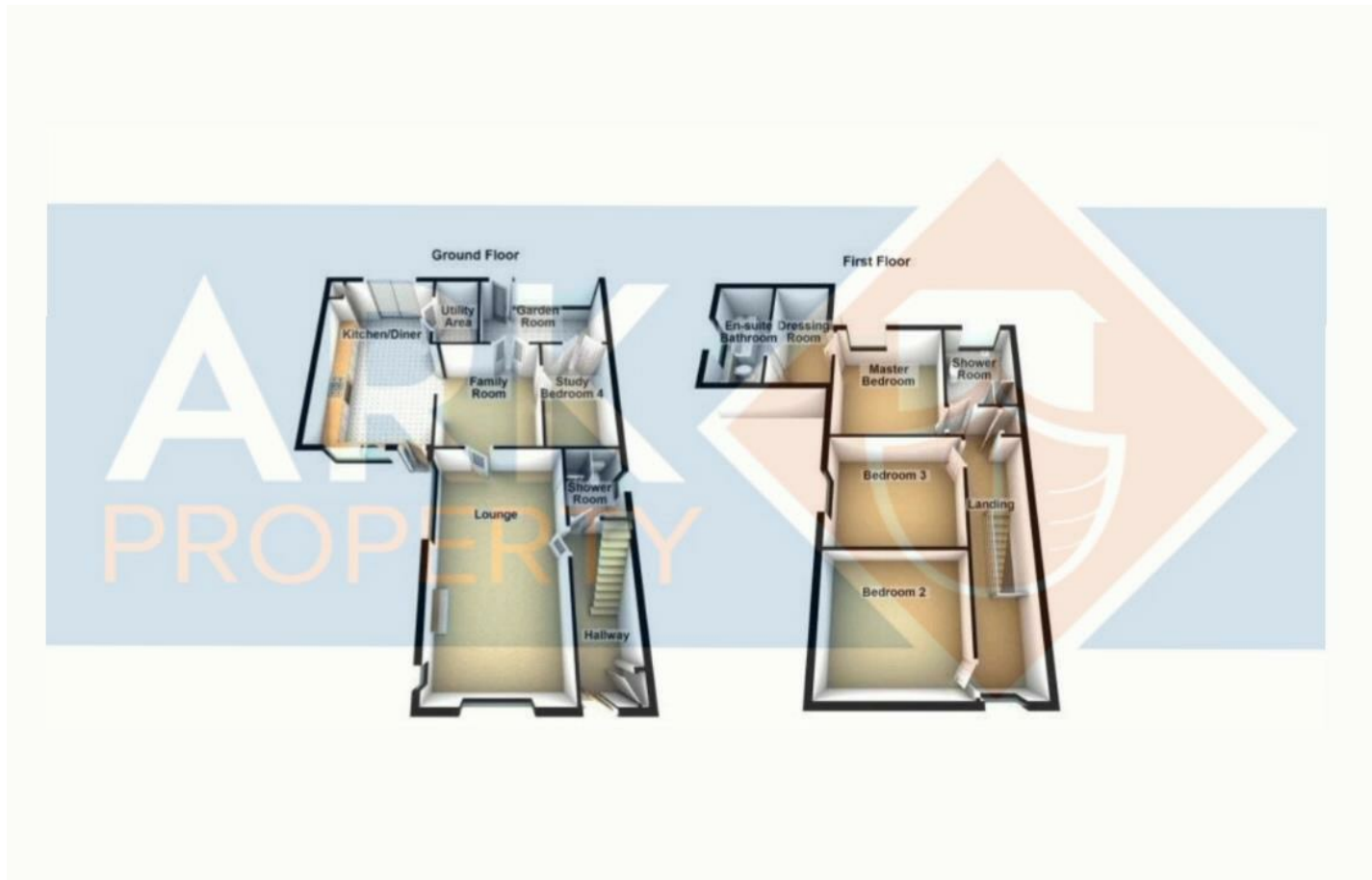
Outdoor
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Parking: Off road parking for two vehicles
Building safety issues: None
Restrictions: None
Public right of way: No
Flood risk: Zone three - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D

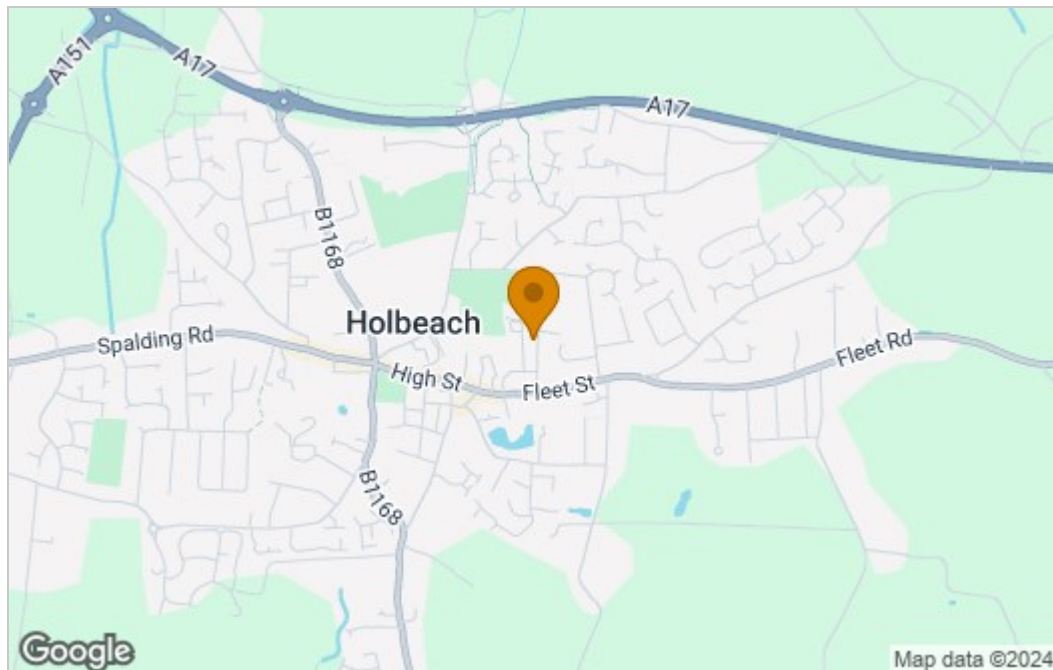
Viewing Arrangements

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.

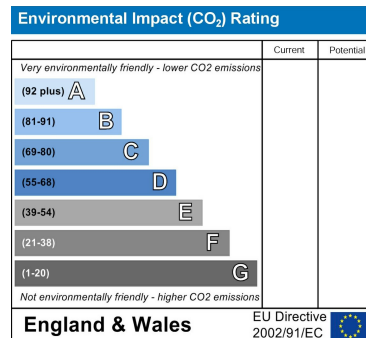
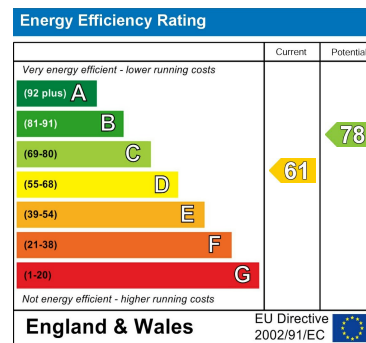
Floor Plan



Area Map



Energy Efficiency Graph



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