



34 Langwith Gardens, Holbeach, PE12 7JL

£235,000

- Two Double Bedroom Bungalow
- Formerly Three Bedrooms
- Great Condition
- Refitted Four Piece Bathroom
- Refitted All Electric Heating And Boiler
- Corner Plot With Wrap Around Gardens
- Single Garage
- Ample Off Road Parking
- Council Tax Band: C
- EPC Rating: E

Charming Two-Bedroom Bungalow in Holbeach!

Formerly a three-bedroom, this spacious bungalow has been beautifully reconfigured to offer two generous double bedrooms and a stunning refitted four-piece bathroom. Nestled in wrap-around gardens, the property boasts ample parking, perfect for a caravan or motorhome. Ideal for those seeking a blend of comfort and convenience in a peaceful setting.

Entrance Porch 2'0" x 4'8" (0.62m x 1.44m)

PVCu double glazed arched doors to front, glazed entrance door with matching side panel opening to entrance hall.

Entrance Hall 18'0" x 8'3" (5.50m x 2.54)



Coving to textured ceiling with loft access, wall mounted electric panel heater, built in airing cupboard with slatted shelving and electric hot water boiler.

Lounge 14'7" x 11'10" (4.46m x 3.61m)



PVCu double glazed windows to front and side, coving to skimmed ceiling, wall mounted electric heater.



Kitchen 10'8" x 10'3" (3.27m x 3.13m)



PVCu double glazed window to side, skimmed ceiling, vinyl flooring, wall mounted electric panel

heater. Fitted with a matching range of base and eye level units, roll edge work surfaces, stainless steel sink and drainer with chrome taps over, four ring electric hob with integrated oven and grill under, space and plumbing for washing machine and fridge freezer. Door to utility room.

Utility Room 10'11" x 5'5" (3.35m x 1.66m)



PVCu and brick built with polycarbonate roof, power and light connected and built in storage. Door to garden.

W.C



PVCu double glazed window to rear, tiled flooring, fitted close coupled toilet with push button flush.

Former bathroom 5'5" x 5'1" (1.66m x 1.57m)

PVCu double glazed window to side, skimmed ceiling, fitted pedestal wash hand basin with chrome taps over. With potential to reinstate a bathroom or create a second utility space.

Bedroom One 11'10" x 12'2" (3.62m x 3.73m)



PVCu double glazed window to front, skimmed ceiling, wall mounted electric panel heater.

Bedroom Two 11'9" x 8'2" (3.60m x 2.49m)



PVCu double glazed window to side, skimmed ceiling, wall mounted electric panel heater.

Bathroom 9'10" x 10'9" (3.01m x 3.30m)

PVCu double glazed window to rear, coving to textured ceiling with extractor fan, wall mounted electric panel heater, tiled flooring. Fitted with a four piece suite comprising walk in shower enclosure with chrome mains shower riser, rainfall head and hand held shower attachment, freestanding bath with chrome mixer tap over, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

**Outside**

To the front of the property is a generous block paved driveway providing off road parking for up to four cars, there is a single garage with metal up and over door. Gardens of lawn and shrubs wrap around the front, side and to the rear of the property where there is a patio seating area and small fish pond.

**Garage 15'4" x 7'7" (4.68m x 2.32m)**

With metal up and over door to front and pedestrian door to the side, window to rear. Power and light connected, wall mounted electric consumer units and electric meters.

Additional Information

PLEASE NOTE:

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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 7JL.

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: Electric
 Heating features: Electric radiators and Electric Water Boiler
 Broadband: As stated by Ofcom,
 Broadband type Highest available download speed
 Highest available upload speed Availability
 Standard 14 Mbps 1 Mbps Good

Superfast 52 Mbps 10 Mbps Good
 Ultrafast 1100 Mbps 1100 Mbps

Mobile coverage: As stated by Ofcom,
 Indoor:

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

Outdoor:

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

Parking: Driveway and Single Garage. Parking for up to four vehicles

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: Level Access to Front Door For Access

Coalfield or mining area: No

Energy Performance rating: E

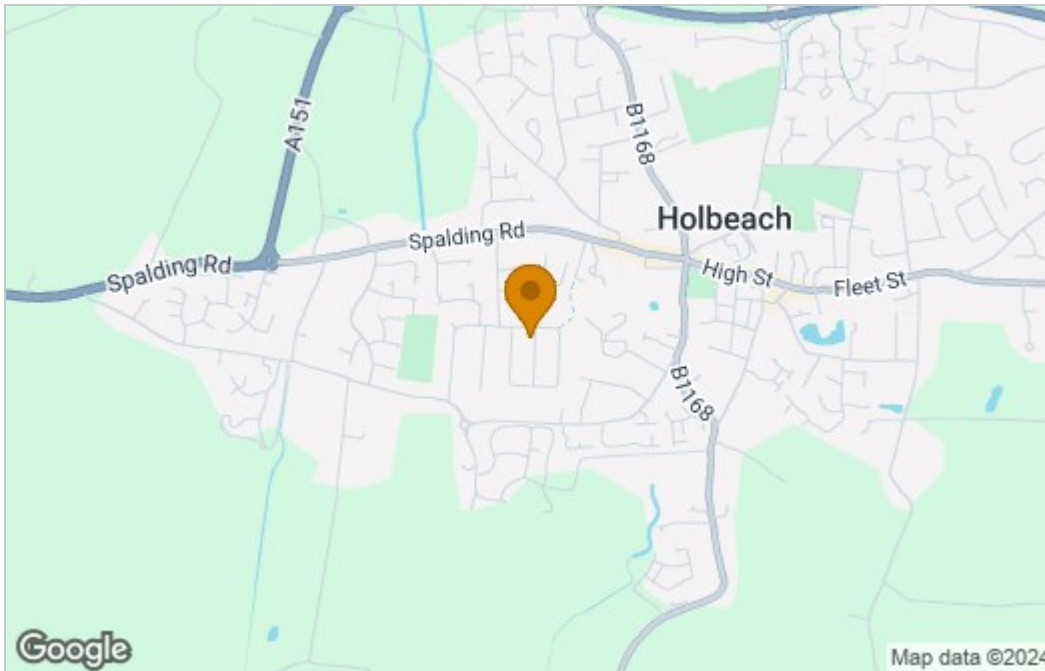
Viewing Arrangements

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.

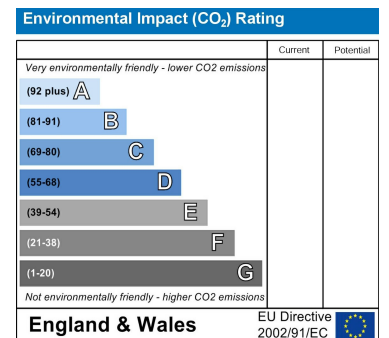
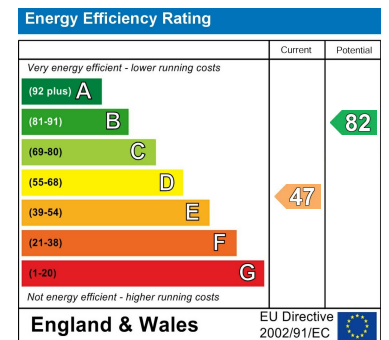
Floor Plan



Area Map



Energy Efficiency Graph



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