



15 Pheasant Street, Holbeach, PE12 8PU

£230,000

- Immaculately presented throughout
- Ample off road parking and garage
- Sociable kitchen diner
- Built by Ashwood Homes in 2022
- Popular modern estate
- Easy access to local amenities
- Practical internal layout
- En-suite to main bedroom
- EPC: B - 926 sq ft internal area
- Council Tax Band: B

Looking for a nearly new, immaculately presented home? Look no further!

This beautifully maintained three-bedroom Ashwood property exudes comfort and style. The spacious and sociable kitchen-diner is perfect for hosting, while the three generously sized bedrooms provide plenty of room for relaxation. The main bedroom boasts a convenient en-suite, adding a touch of luxury to everyday living.

With ample off-road parking and a garage set back from the property, this home combines practicality with charm. Don't miss out on this one — book your viewing today and make this your nest for years to come.

Entrance Hall 4'0" x 7'9" (1.23m x 2.38m)

Composite glazed entrance door to front. Skimmed ceiling. Tiled flooring. Radiator. Stairs to first floor.

Lounge 12'5" x 14'1" (3.80m x 4.30m)



UPVC double glazed bay window to front and window to side. Skimmed ceiling. 3 Radiators. Wall mounted central heating controls. Door to:

Kitchen 12'5" x 9'0" (3.80m x 2.76m)



Dining Room 2.61m x 2.55m. UPVC double glazed windows to side and rear. French doors opening to garden. Skimmed ceiling with recessed spot lights to

kitchen area. Tiled flooring. Two radiators. Door to WC. Fitted with a matching range of base and eye level units with roll edge work surface and matching splash back. 4 ring Bosch electric hob with stainless steel extractor hood over and Bosch electric oven and grill under. Integrated fridge freezer. Integrated Bosch dishwasher. Space and plumbing for washing machine.

Cloakroom 7'0" x 2'11" (2.14m x 0.91m)



Skimmed ceiling. Tiled flooring. Radiator. Fitted close couple WC with push button flush. Pedestal wash hand basin with push button flush. Tiled splash back.

Landing 6'3" x 9'0" (1.92m x 2.75m)



Skimmed ceiling. Loft access. Built in airing cupboard with wall mounted gas central heating boiler.

Bedroom 1 12'8" x 12'5" (3.87m x 3.80m)



UPVC double glazed window to front. Skimmed ceiling. Radiator. Built in double wardrobe.

En-suite 6'7" x 5'6" (2.01m x 1.68m)



UPVC double glazed window to front. Skimmed ceiling with recessed spot lights. Extractor fan. LVT flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted with glazed shower cubicle with glass folding door and chrome thermostatic bar shower rainfall head and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Bedroom 2 10'0" x 8'6" (3.05m x 2.61m)



UPVC double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom 3 9'0" x 6'11" (2.76m x 2.11m)



UPVC window to rear. Skimmed ceiling. Radiator.

Bathroom 9'0" x 5'10" (2.76m x 1.78m)



UPVC double glazed window to side. Skimmed ceiling with recessed spot lights. Extractor fan. LVT flooring. Shaver point. Chrome wall mounted heated towel rail. Fitted with tiled shower enclosure with glass folding door and mains thermostatic bar shower rainfall head and handheld shower attachment. Panelled bath with mixer tap and hand held shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin and chrome mixer tap over.

Outside



Front: There is a driveway to the side of the property providing parking for 2 vehicles. Small lawn area. Side gated access leading to the rear garden. Rear: Enclosed by brick wall and timber fencing. Landscaped to include patio seating area. Artificial lawn area with raised sleeper borders. There is a metal storage shed. Outside lighting. Outside cold water tap. Pedestrian door to garage.

Garage

Up and over door to front. Courtesy door to side. Power and light connected.

Property Postcode

For location purposes the postcode of this property is:

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.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: £230 per year to The Encore Group
 Property construction: Brick built
 Electricity supply: British Gas
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: No
 Broadband: As stated by Ofcom,
 Standard 17 Mbps 1 Mbps Good
 Superfast 50 Mbps 8 Mbps Good
 Ultrafast 1000 Mbps 220 Mbps
 Mobile coverage: As stated by Ofcom,
 EE Likely Likely
 Three Limited Limited
 O2 Limited Limited
 Vodafone Limited Limited
 Outdoor
 EE Likely Likely
 Three Likely Likely
 O2 Likely Likely
 Vodafone Likely Likely

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B83

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.

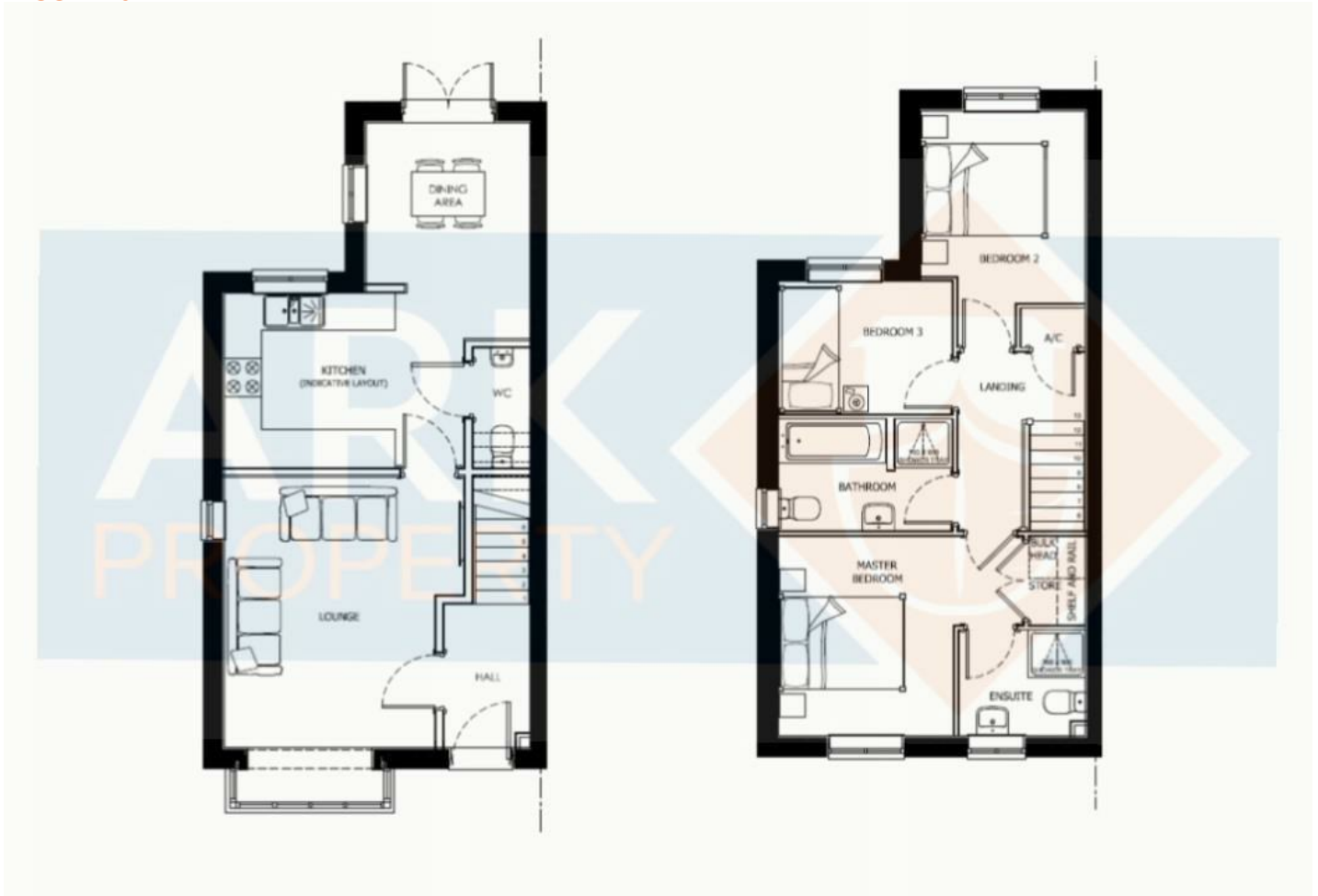
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

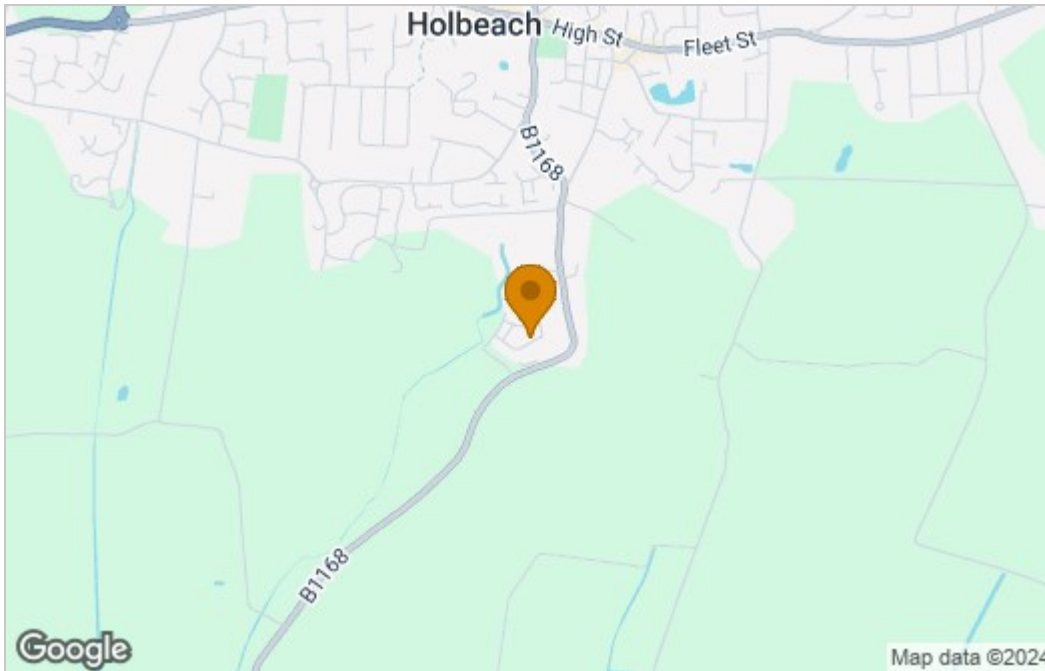
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satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

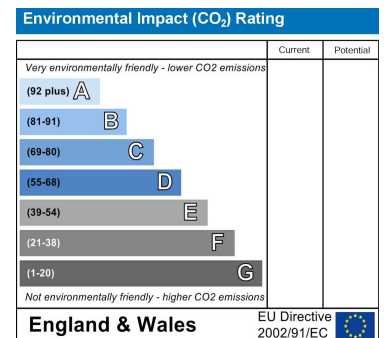
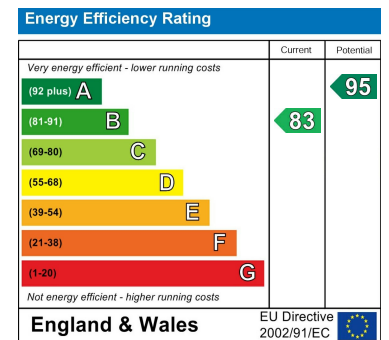
Floor Plan



Area Map



Energy Efficiency Graph



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