



15 Grimwood Close, Holbeach, PE12 8PA

£194,950

- Semi detached house
- Extended parking to front
- Well presented throughout
- Newly re-fitted shower room
- Neutral decor throughout
- Quiet cul de sac non-estate location
- Popular location
- Within easy access of local amenities
- Built in January 2019
- Priced to sell!

Pick up your belongings and move straight into this beautifully presented three-bedroom semi-detached home on the edge of Holbeach. Lovingly maintained by the current owners, this property is ready for its next owners to enjoy.

Boasting a well-designed layout, the home offers a seamless flow throughout. Recent improvements include an extended driveway for additional parking and a spacious rear patio—perfect for outdoor entertaining.

Don't miss out on this fantastic opportunity—book your viewing today!

Entrance Hall

UPVC door to front. Stairs to first floor. Radiator. Vinyl flooring.

Lounge 15'8" x 11'10" (4.80m x 3.62m)



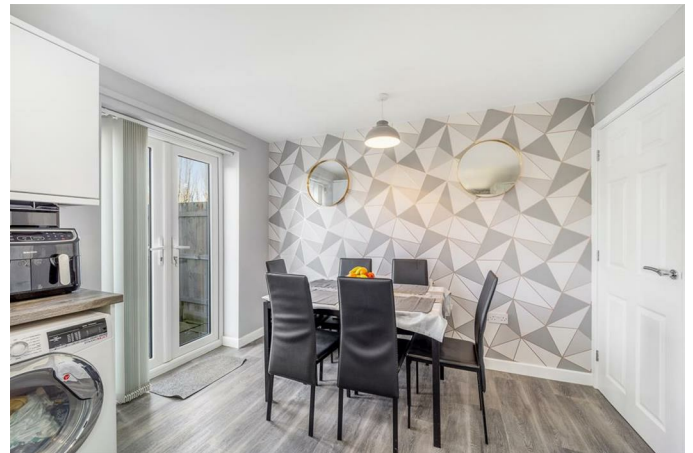
UPVC window to the front. Carpeted. Radiator. TV point. Telephone point.



Kitchen/Diner 10'2" x 15'4" (3.10m x 4.69m)



UPVC French doors to the rear. UPVC window to rear. Matching range of fitted base and eye level units with worktops over. Composite sink unit and drainer with mixer tap over. Built-in Belling electric oven, 4 burner gas hob and multi speed cooker hood. Built-in dishwasher. Space for tall fridge freezer. Plumbing and space for washing machine. Spot lights. Vinyl flooring.



Cloakroom



Toilet. Wash hand basin with mixer tap. Radiator. Extractor fan. Vinyl flooring.

First Floor Landing 6'8" x 9'0" (2.05m x 2.75m)



Access to loft space which is partially boarded with loft ladder and light. Built-in linen cupboard. Carpeted.

Bedroom 1 9'5" x 15'4" (2.89m x 4.69m)



Two UPVC windows to the front. Radiator. Carpeted. TV point.



Bedroom 2 9'4" x 8'7" (2.87m x 2.63m)



UPVC window to the rear. Radiator. Carpeted. TV point.

Bedroom 3 9'4" x 6'5" (2.87m x 1.96m)

UPVC window to the rear. Radiator. Carpeted. TV Point.

Bathroom 6'7" x 6'0" (2.02m x 1.84m)

UPVC window to side. Fitted three piece suite comprising Mira shower. Wash hand basin. Tiled splash back. Toilet. Shaver point. Heated towel rail. Extractor fan. Spot lights. Vinyl flooring.

Outside

Front: Paved pathway to the front door gravel driveway to side and front for parking for several vehicles. Side gate leading to rear garden. Rear: Enclosed by timber fencing. Lawn area. Patio area. Outside tap.

**Property Postcode**

For location purposes the postcode of this property is: PE12 8PA

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

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: Wall mounted heating thermostatic controls in the Lounge and Bedroom 1.

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Road adopted: Yes
Energy Performance rating: B84

warranty in respect of the property. These details are subject to change.

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

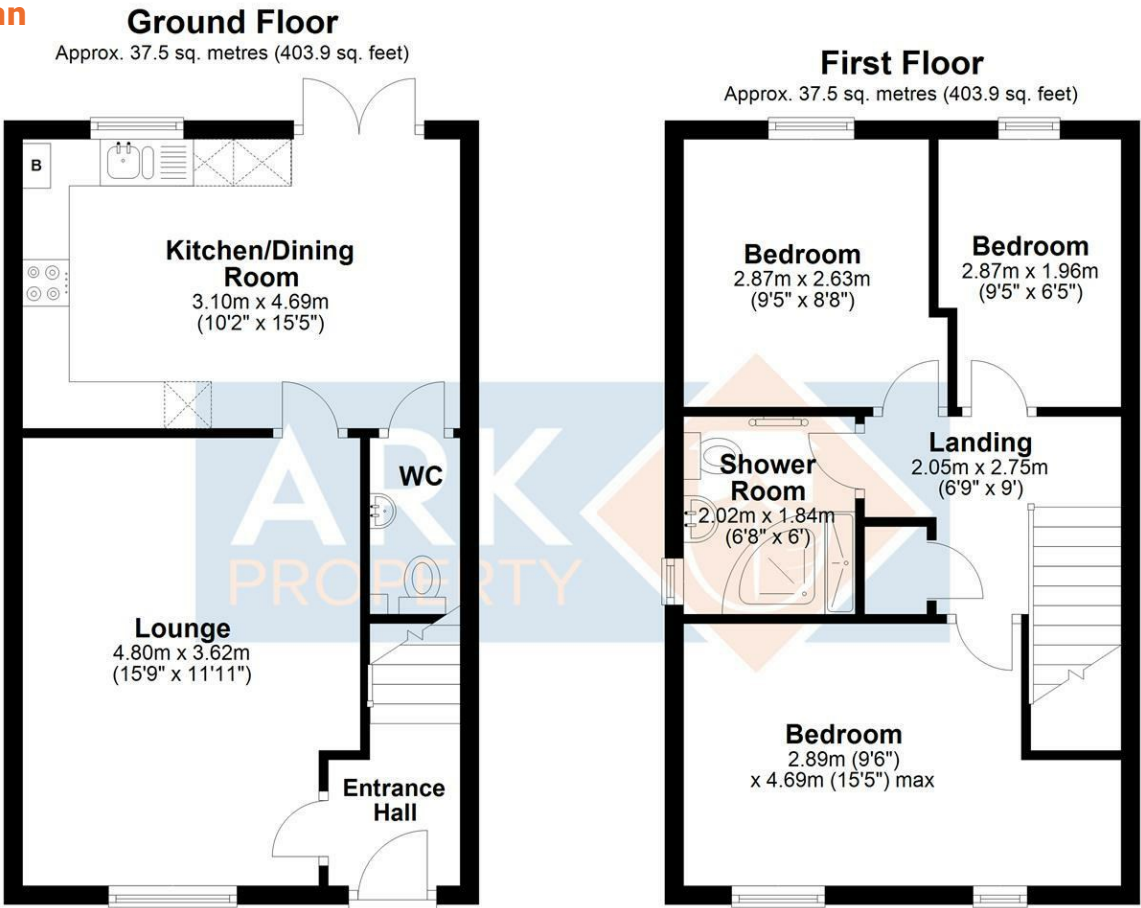
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firm's employment has authority to make or give representation or

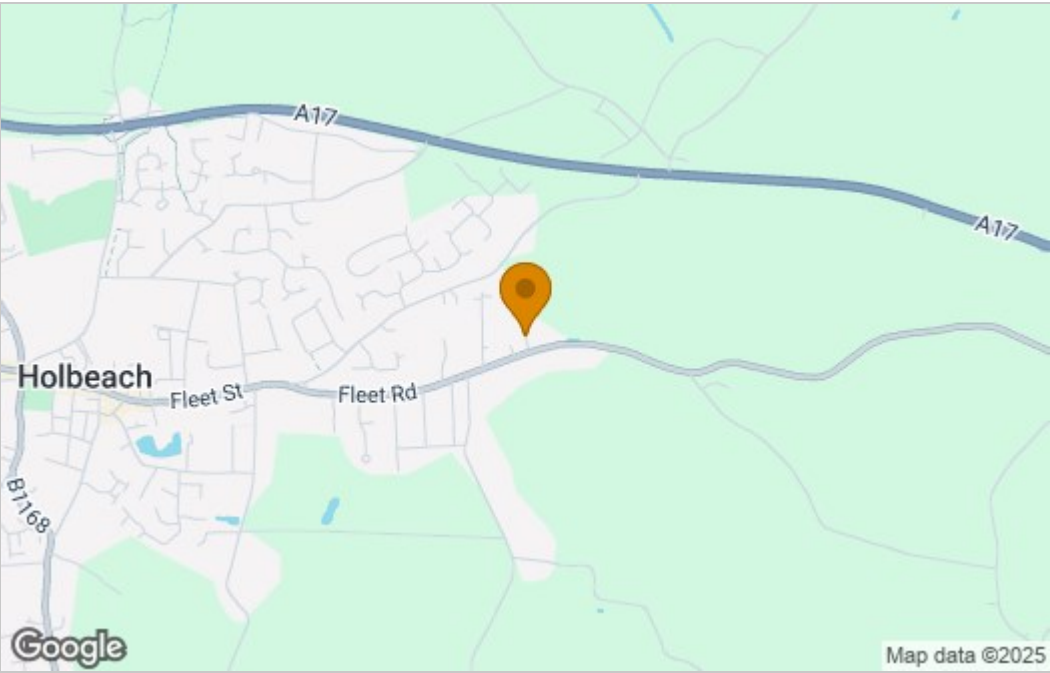
Floor Plan



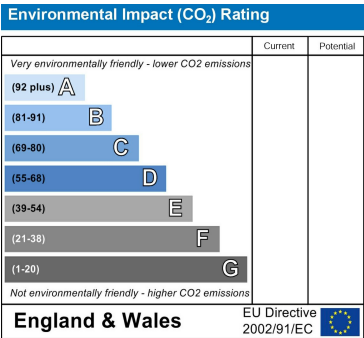
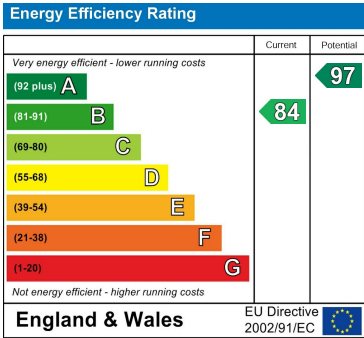
Total area: approx. 75.0 sq. metres (807.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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