



18 EDINBURGH WALK

HOLBEACH, PE12 7AP

£379,995
FREEHOLD

****STUNNING AND SPACIOUS PERIOD FAMILY HOME IN THE HEART OF HOLBEACH!**** Beebys Property Services are delighted to offer to the market this period family home situated close to Holbeach Town centre. This beautiful home offers a well maintained garden to the front with a great kerb appeal. The accommodation comprises of Entrance Hall offering access to the Lounge, Study, recently upgraded Kitchen / Breakfast Room with Family Room off the Kitchen, Utility Room, Downstairs Cloakroom, Bedroom Five. The first floor landing leads to a good-sized Master Bedroom with wardrobes, Shower Room with W/C and basin, three Double Bedrooms one of which has a walk in Dressing Room/Further Bedroom and the Family Bathroom. The front garden is open plan with area laid to lawn with flower and shrub borders, a shared driveway to the side leads a double garage with summerhouse attached, area laid to lawn with flower and shrub borders, paved patio area, outside tap and lighting. Viewing is highly recommended to appreciate the size and opportunity that this family home offers. EPC C Rating. Council Tax Band 'D'.

beebys
PROPERTIES

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• Shower Room • Established Rear

Garden • Kitchen & Utility

Room • Cloakroom • Detached

Property • Summerhouse • Close to Town

Centre Amenities • Double Garage with Ample

Off Road Parking • Five Bedrooms



Entrance Hall

3.6m x 1.66m (11' 10" x 5' 5")

Kitchen / Breakfast Room

5.49m maximum x 3.63m maximum (18' 0" x 11' 11") Fully integrated kitchen with range of base and wall mounted units. Island to the centre of the room with dining area adjacent.

Dining Room

5.57m x 3.44m (18' 3" x 11' 3") Large windows allow plenty of light into this room for a very pleasant dining area.

Lounge

6.38m x 3.5m (20' 11" x 11' 6") Restored brick fireplace with feature fireplace, large windows and wooden beam to ceiling.

Study

03.52m x 2.58m (11' 7" x 8' 6")

Bedroom

3.52m x 3.52m maximum excluding bay (11' 7" x 11' 7")

Utility Room

4.01m x 2.87m (13' 2" x 9' 5") maximum including door recess

Cloakroom

Landing

Spacious landing providing access to all first floor rooms.

Master Bedroom

7.09m x 3.04m (23' 3" x 10' 0") Wardrobes fitted.Stud wall could be removed between the main bedroom and the shower room to make this into an en-suite.

Bedroom Two

3.53m x 3.52m (11' 7" x 11' 7")

Bedroom Three

3.53m x 3.53m (11' 7" x 11' 7")

Bedroom Four

3.53m x 2.59m maximum (11' 7" x 8' 6")

Dressing Room / Study

2.58m x 2.49m maximum (8' 6" x 8' 2")

Shower Room

Comprising shower, low level WC and wash hand basin.

Family Bathroom with Dressing Area

Rear Garden

The current owner has invested a great deal of time into this garden and it is a delight to wander through to discover the different areas available for entertaining or relaxing in this beautiful and enclosed space.Summerhouse attached to double garage.

Parking

Double garage with ample off road parking for at least two cars. Summerhouse to the side of the garage.The driveway is shared access with the neighbouring property.

Garden Description by Vendor

The agent asked the vendor to describe the garden in his own words - the garden has many different aspects to it and only the owner could do this justice:'The back garden is a very private, relaxing area, which has been designed as a series of garden rooms, and as you leave the house through the back door, you walk onto the first patio area. This is bordered by shrubs, a low privet hedge and a brick wall for privacy. The patio is currently home to children's play equipment, but, even with this in place, there is still ample room to sit and relax. If you wish to leave the property from the back of the

house, you can do so from the patio through a wooden side gate which leads to the block-paved driveway, or you can walk along a passageway bordered by a honeysuckle-clad wall with a variety of ferns along the base of it on one side, and a privet hedge on the other. At the end of this, there is another wooden gate, and this allows you access to the front doors of the double garage. However, if you wanted to stroll through the garden, you could step up from the patio to a cottage garden area, consisting of four flower borders with a small lawn in the centre. Straight ahead from this area, you will find a good-sized brick summer house which has been used as an outdoor dining room and has even had a large children's pool in it! From the cottage garden, instead of going to the summer house, you can walk through a rose-covered arch to the wildlife area, where you can sit and relax in an arbour on decking overhanging a pond. Around you are lots of flowers and plants chosen to attract and benefit local wildlife. From this location, one option is to follow a path down into a small and secretive native woodland area, surrounded on all sides and above by trees and shrubs. On one side, there is also a bank with ferns growing, whereas on the other, there is a slight drop, reminiscent of a mini woodland valley. However, from the wildlife area, you may choose to venture further down the garden by walking through a Wisteria-laden pergola to another patio area which offers plenty of sites for seating and small tables. Growing against the south-facing brick wall in this area is a fig tree which regularly produces delicious fruit. Spanning the width of the patio is a narrow formal pond which provides the

relaxing sound of running water. As you cross the pond on the paved bridge, you enter a tropical area. Straight ahead, you can then walk down steps into a sunken decking area, perfect for comfortable garden furniture; this is surrounded above by patio and further seating. Here you can enjoy the peace, surrounded by tropical plants such as banana plants, giant canna lilies, bamboo and a tree fern. This area also allows you access to one side of the double garage through a rear door.'

Full Description

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ADDITIONAL INFORMATION

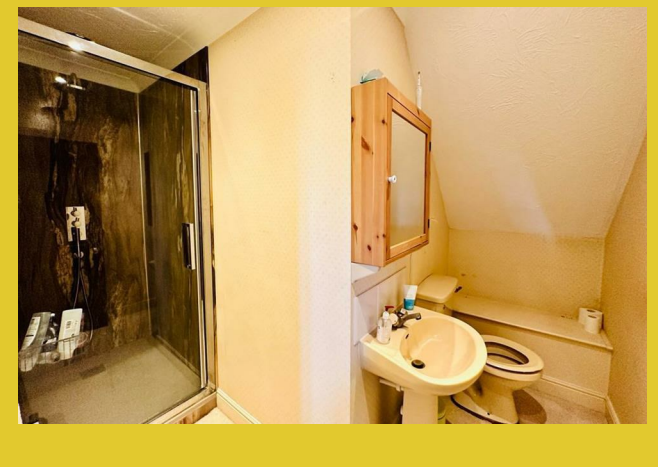
Local Authority – South Holland District Council

Council Tax – Band D

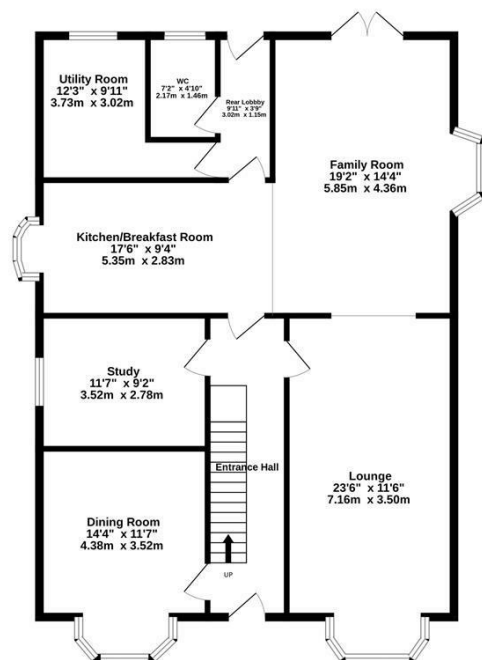
Viewings – By Appointment Only

Floor Area – sq ft

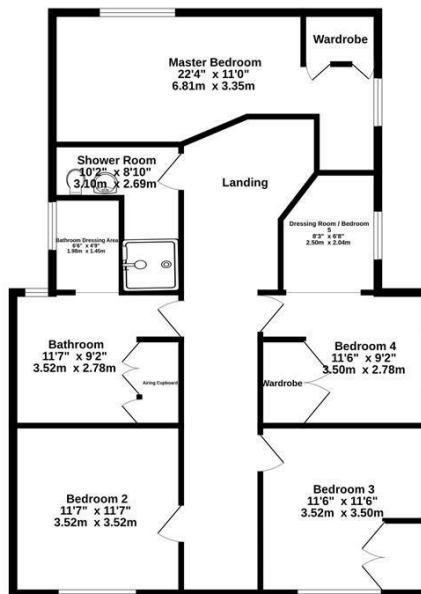
Tenure – Freehold



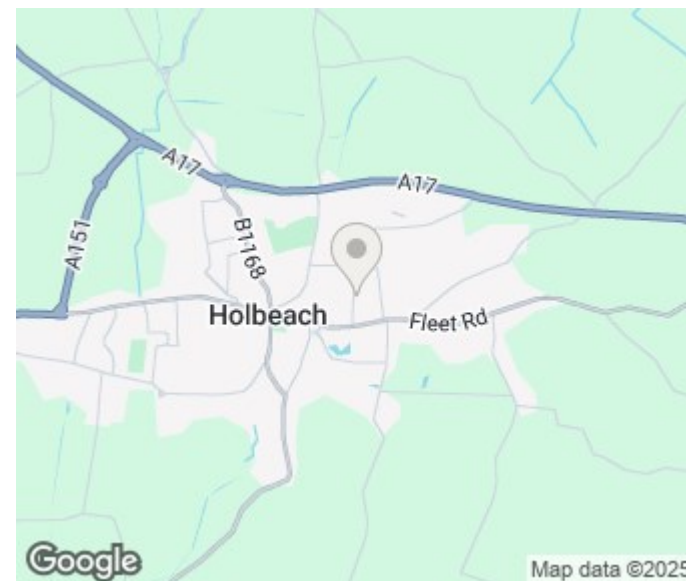
Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.



1st Floor
1018 sq.ft. (94.6 sq.m.) approx.



4/5 Bedrooms, Two Storey House
TOTAL FLOOR AREA : 2201 sq.ft. (204.5 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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