



## **29 Jasmine Crescent, Holbeach, PE12 7NW**

**Offers Over £285,000**

- Immaculately presented throughout
- Landscaped rear garden
- Garage to side and off road parking
- Great flowing layout
- Corner plot position
- Spacious bedrooms
- Neutral decor
- NO CHAIN

Neutral Décor – Move In Ready , Upgraded Kitchen & Bathrooms, Corner Plot with Landscaped Rear Garden and No Onward Chain

Located in the sought-after town of Holbeach, this beautifully presented four-bedroom family home ticks all the right boxes. With stylish interiors, a spacious layout, and a stunning garden ideal for entertaining, it's the perfect place to settle in and make memories.

Whether you're upsizing, relocating, or simply looking for a fresh start, this home is ready and waiting.

Could you be the next lucky owner?

Book your viewing today – before someone else does!

### Entrance Hall 12'9" x 6'1" (3.90m x 1.87m)



UPVC door to front. Radiator. Tiled flooring. Stairs to first floor landing.

### Lounge 22'5" x 11'2" (6.85m x 3.42m)



UPVC double glazed window to front. UPVC double glazed French doors to garden. Media panel. Two radiators. Tiled flooring.

### Kitchen/Diner 22'4" x 9'11" (6.82m x 3.03m)



UPVC double glazed window to front and rear. Fitted with a matching range of base and eye level units with worktop space over. Granite sink unit with drainer, drinking water tap and mixer tap. Integrated Bosch appliances fridge/freezer, dishwasher, two fitted electric fan assisted ovens. Built in four ring induction hob with extractor hood over. Two radiators. Kick board and under unit lighting. Tiled flooring.

### Utility Room 5'8" x 6'1" (1.74m x 1.86m)



UPVC double glazed door to garden. Fitted with a matching range of base and eye level units with worktop space over. Plumbing for washing machine. Tiled flooring. Water softener.



**Cloakroom 2'11" x 6'0" (0.90m x 1.85m)**



Fitted with two-piece suite comprising, wash hand basin and toilet. Extractor fan. Radiator. Tiled flooring.

**First Floor Landing**



Loft access. Airing cupboard.

**Bedroom 1 13'3" x 11'5" (4.06m x 3.50m)**



UPVC double glazed window to front. Radiator.

**En-suite 8'2" x 6'1" (2.49m x 1.87m)**



UPVC double-glazed window to front. A fitted three-piece suite with pedestal wash hand basin. Tiled shower enclosure with chrome thermostatic bar shower, rainfall head and hand held attachment and glass door. Toilet. Fully tiled walls. Extractor fan. Shaver point. Heated towel rail. Laminate flooring.

**Bedroom 2 13'3" x 10'2" (4.06m x 3.11m)**



UPVC double glazed window to front. Storage cupboard. Radiator.

**Bedroom 3 8'11" x 11'6" (2.73m x 3.52m)**



UPVC double glazed window to rear. Radiator.

**Bedroom 4 8'11" x 8'7" (2.72m x 2.64m)**



UPVC double glazed window to rear. Radiator.

**Bathroom 5'6" x 7'7" (1.69m x 2.33m)**



UPVC double-glazed window to rear. Fitted three-piece suite comprising panelled bath with hand

shower attachment over and glass screen. Pedestal wash hand basin. Toilet. Partially tiled walls. Extractor fan. Shaver point. Heated towel rail. Laminate flooring.

**Outside**



Front. Lawn area with pathway leading to the front door. Driveway to the side of the property providing off road parking for two vehicles leading to the garage. Side access gate leading to the rear garden.

Rear: Enclosed by timber fencing. Laid to lawn with gravel borders. Patio areas. Outside water tap. Outside power sockets.

**Garage 10'4" x 18'4" (3.16m x 5.60m)**



Remote-controlled electrical up and over door. Personnel door to side. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE12 7NW

**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: D

Annual charge: £230.68 per year paid to Encore Estate Management.

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, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely 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 Limited over Voice and Data, O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Parking: Driveway and Single Garage

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

Energy Performance rating: B85

### 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.

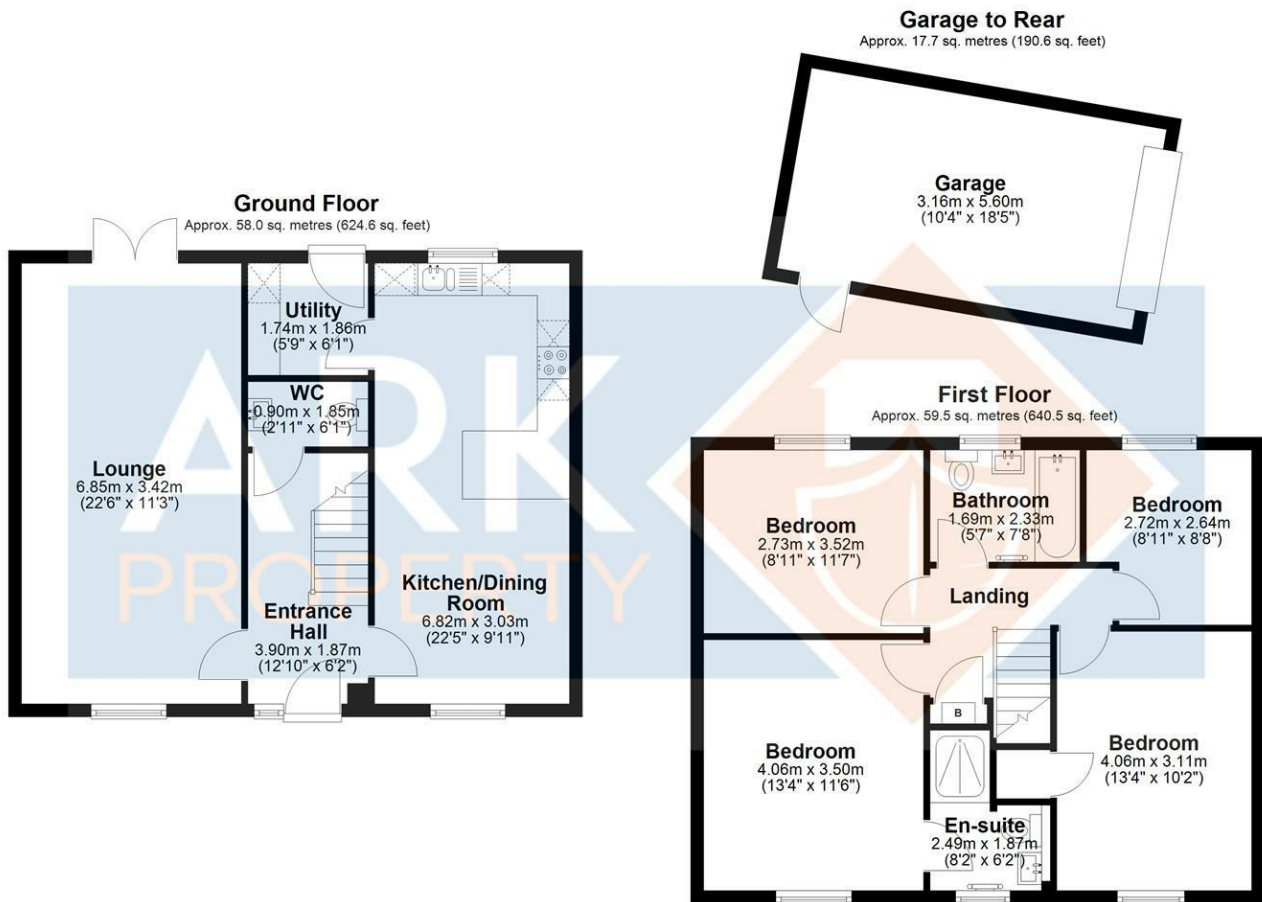
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



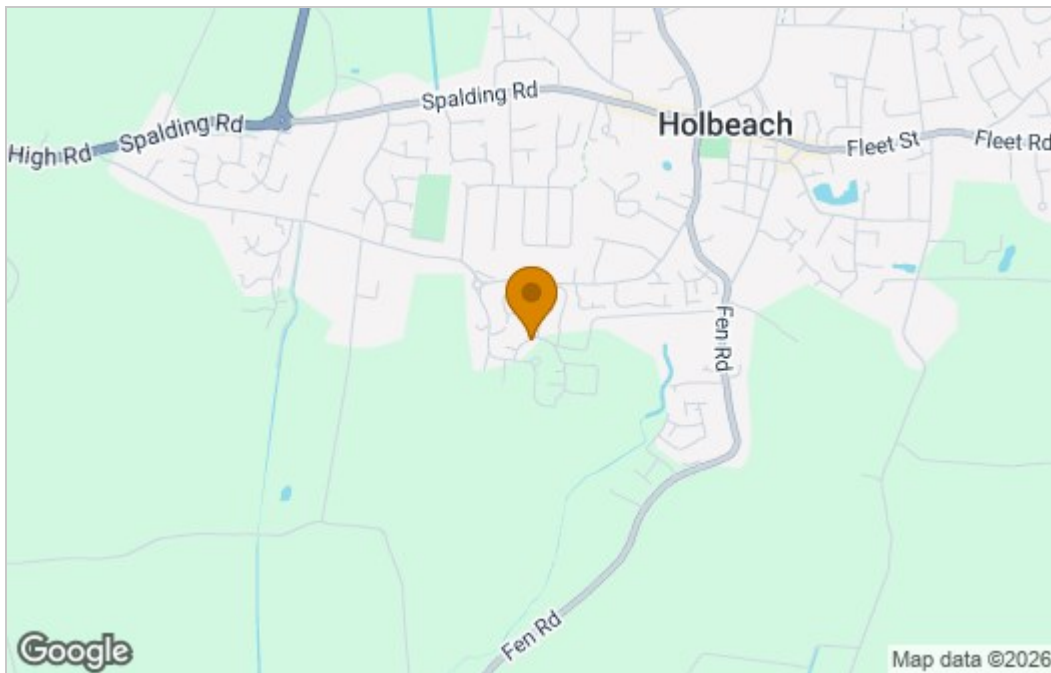
## Floor Plan



Total area: approx. 135.2 sq. metres (1455.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

