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112 Langwith Gardens, Holbeach PE12 7JN

£259,700

**BELVOIR!**



## Key Features

- > DETACHED THREE BEDROOM
  - > KITCHEN/DINER
  - > SHOWER ROOM AND SEPERATE WC
  - > CONSERVATORY
- > GENEROUS GARDENS
- > PARKING AND GARAGE
  - > Tenure: Freehold
  - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this extensively refurbished three bedroom detached home. Situated in the popular residential area of Holbeach and offers convenient access to local facilities including recreational, education and medical. The property has been redecorated, new radiators and a majority of the carpets are brand new. The accommodation in brief comprises of entrance hall, lounge, kitchen/diner, shower room, downstairs bedroom. First floor has two bedrooms, separate WC. Externally off road parking front and rear garden and attached garage.



### ENTRANCE PORCH

UPVC double glazed door and side panel, UPVC double glazed window to the side elevation, tiled floor UPVC double glazed door and side panel to entrance hall.

### ENTRANCE HALL

Staircase to first floor, radiator

### LOUNGE

17'7" x 9'8" (5.4m x 2.9m)

UPVC double glazed window to the front and rear elevation, radiator, wall lighting points.

### DOWNSTAIRS BEDROOM

12'6" x 10'0" (3.8m x 3m)

UPVC double glazed window to the front elevation, radiator.

### SHOWER ROOM

Two UPVC double glazed windows to the side elevation, refitted three piece suite comprising of WC, vanity wash hand basin, shower cubicle, heated towel rail.

### DINING AREA

11'9" x 8'8" (3.6m x 2.6m)

UPVC double glazed window to the rear elevation, radiator.

### KITCHEN

10'2" x 8'0" (3.1m x 2.4m)

Newly fitted UPVC double glazed window and UPVC double glazed door to the rear elevation, range of fitted base and wall units, built in oven and hob, sink units with mixer taps over, space for washing machine and dishwasher, wall mounted boiler.

### CONSERVATORY

11'10" x 7'10" (3.6m x 2.4m)

UPVC double glazed construction, UPVC double glazed door to the side elevation, tiled floor.





### LANDING

Gallery style with fitted bookcase.

### WC

Two piece suite comprising of WC, wash hand basin, extractor.

### BEDROOM 1

**13'2" x 10'8" (4m x 3.3m)**

Newly fitted UPVC double glazed window to the front elevation with insulation under, access to eves storage, radiator.

### BEDROOM 2

**16'9" x 10'10" (5.1m x 3.3m)**

Newly fitted UPVC double glazed window to the rear elevation with insulation under, built in wardrobes with further door leading to large loft space, radiator (maximum measurements)

### EXTERNALLY

FRONT: Open plan, laid to lawn, driveway to garage.

REAR: Gated access from the front, patio area, laid to lawn, mature borders, enclosed by fence.

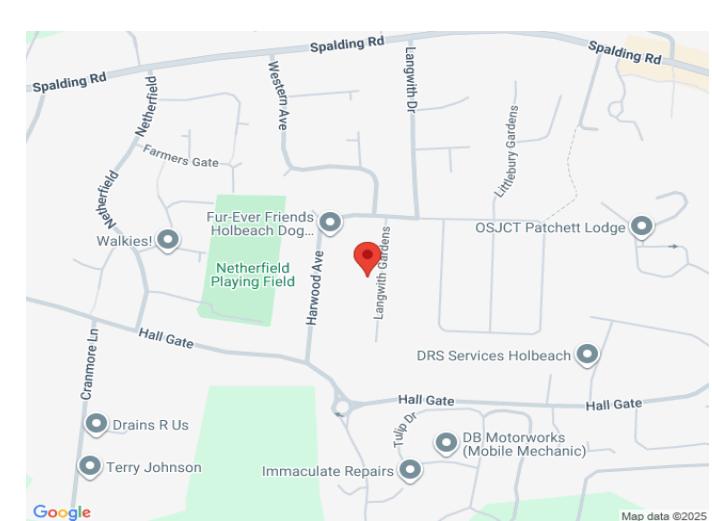
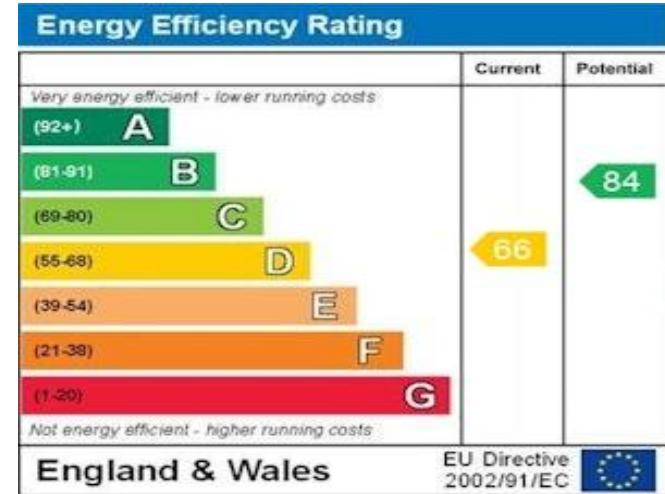
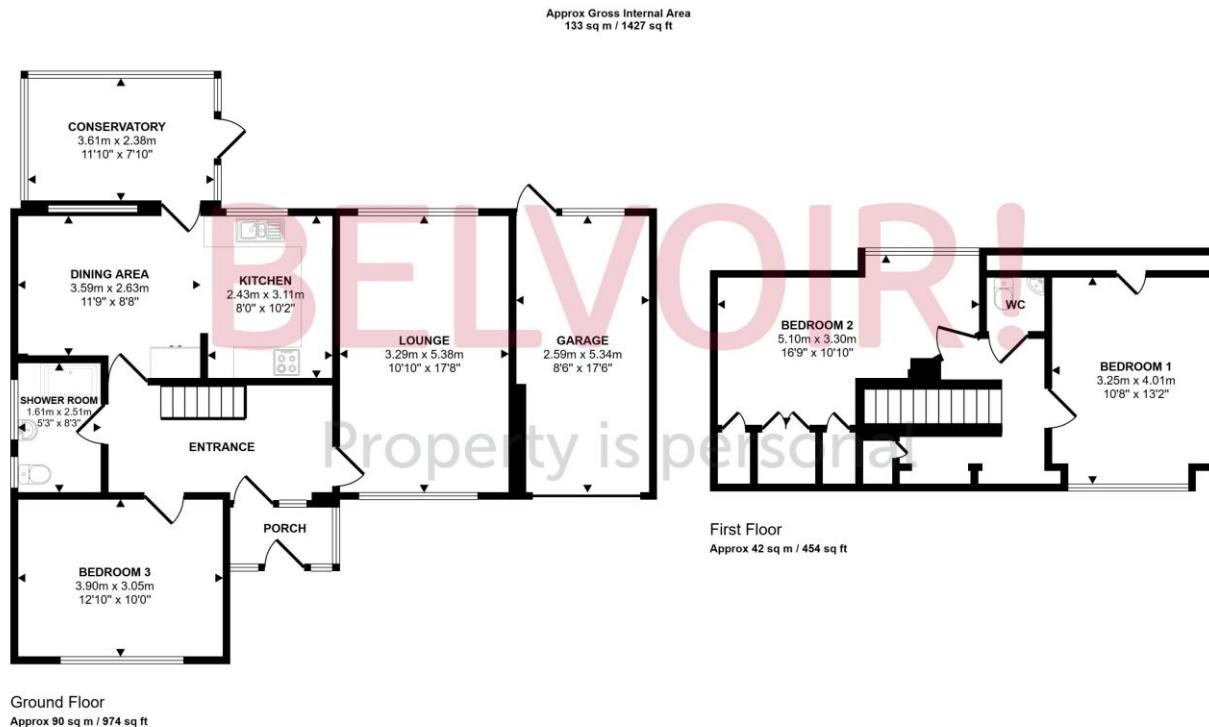
### GARAGE

**17'6" x 8'6" (5.3m x 2.6m)**

Electric roller door, newly fitted UPVC double glazed window and door to the rear elevation.







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