



Low Lane, Holbeach £239,950

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

Modern living is all about convenience, comfort, and style. This property in Holbeach seems to embody that perfectly. In brief: Entrance hall, lounge, kitchen/diner, utility room, cloakroom, first floor landing, main bedroom with Ensuite, two further bedrooms, family bathroom. Outside: the front is open plan with an area laid to lawn, tarmac drive leading to off road parking, and garage. Call us ANYTIME 01406 424441 to book your viewing.

Accommodation Comprises:

Composite double glazed entrance door to:

Entrance Hall

Ceramic tiled flooring, smoke detector, stairs to first floor landing, door to:

Lounge 5.61m (18'5") x 3.26m (10'8")

PVCu double glazed windows to side and front, two radiators, laminate flooring, TV point, broadband point, central heating thermostat.

Kitchen/Diner 5.61m (18'5") x 3.23m (10'7")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, integrated dishwasher, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to front and side, radiator, ceramic tiled flooring, recessed ceiling spotlights, PVCu double glazed French doors to garden, door to:

Utility Room 1.96m (6'5") x 1.80m (5'11")

Fitted with a base unit with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer, radiator, ceramic tiled flooring, under-stairs storage cupboard.

Cloakroom

Extractor fan, fitted with two-piece suite comprising, wall mounted wash hand basin with tiled surround, close coupled WC, extractor fan, radiator, ceramic tiled flooring.

Landing

Radiator, smoke detector and CO detector, access to insulated loft space, airing cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water, shelving, door to:

Main Bedroom 3.81m (12'6") x 3.79m (12'5")

PVCu double glazed window to front and side, built-in double wardrobe with hanging rail and shelving, radiator, TV point, central heating thermostat, door to:

En-suite

Fitted with three-piece suite comprising wall mounted wash hand basin, recessed tiled shower enclosure with fitted mains shower and glass door, close coupled WC, part ceramic tiled walls, heated towel rail, extractor fan, shaver point, PVCu opaque double glazed window to front, vinyl floor covering with recessed ceiling spotlights, door to: storage cupboard.

Bedroom 2 3.36m (11') x 3.30m (10'10")

PVCu double glazed window to front and side, radiator, TV point.

Bedroom 3 2.75m (9') x 2.59m (8'6")

PVCu double glazed window to side, radiator, TV point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with independent mains shower over, wall mounted wash hand basin with mixer tap, part ceramic tiled walls, shaver point, close coupled WC, extractor fan, PVCu opaque double glazed window to side, heated towel rail, vinyl floor covering, recessed ceiling spotlights.

Garage

Detached brick-built garage with power and light connected, eave storage space, up and over door.

Outside

The front of the property is open plan with an area laid to lawn, tarmac drive leading to off road parking and garage, gravel area, down lighting. Hand gate leading to the enclosed west facing rear garden, wood panel fencing, low maintenance garden gravel area with flower and shrub border and decking, outside down lighting, outside tap.

Directions

Leave our Church Street office and take the far right over the traffic lights onto Park Road, take the right turn onto Park Lane then left on to Battlefields Lane South, continue along just before reaching the A17 turn left onto Low Lane where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7GA.

Council Tax Band

C - £1,933.17 From April 2024 to March 2025, South holland District Council.

EPC – B

Agents Notes: A management fee applies to this property of £300 per year to look after open spaces. Please ask for more details if required.

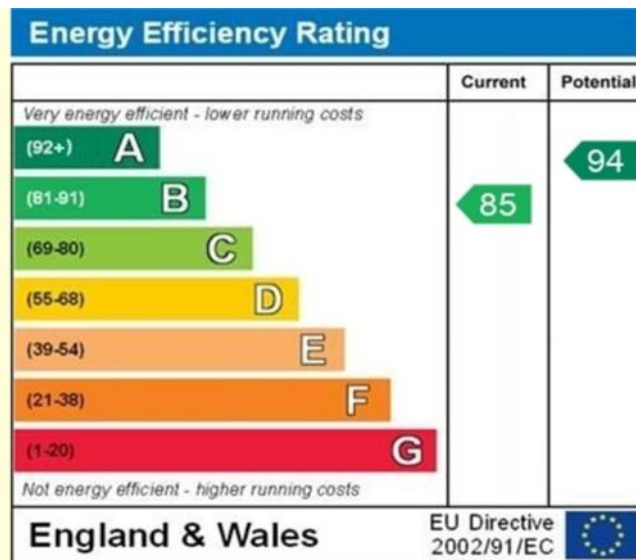
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







DERVENSURE INSURANCE BROKERS LTD

To discuss your needs call **01406 423340**
or pop in to our office:

**44 High Street, Holbeach
Spalding PE12 7ED**

www.dervensure.co.uk

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance



**SOUTH LINCS
SURVEYORS**

**Your local, independent
building surveyors**

 **01775 422211**

 **info@southlincssurveyors.com**

 **www.southlincssurveyors.com**

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

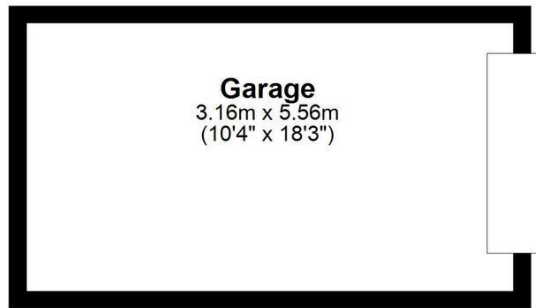
Energy Performance
Certificates (EPC)

RICS Valuations



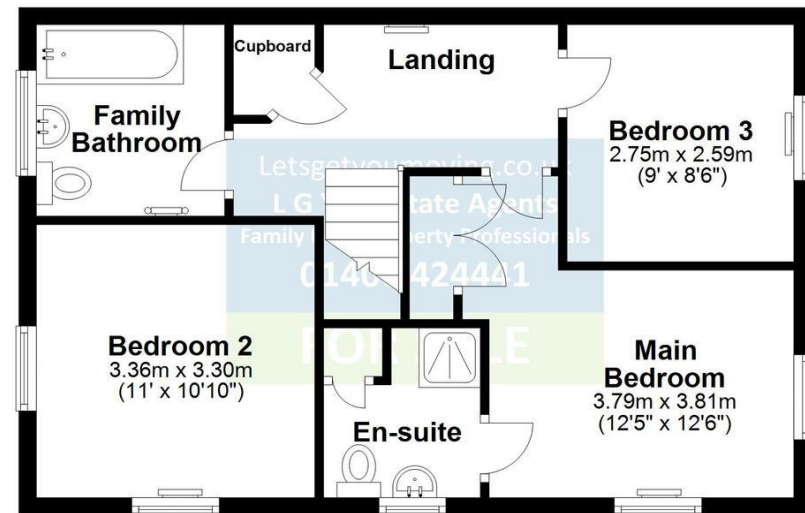
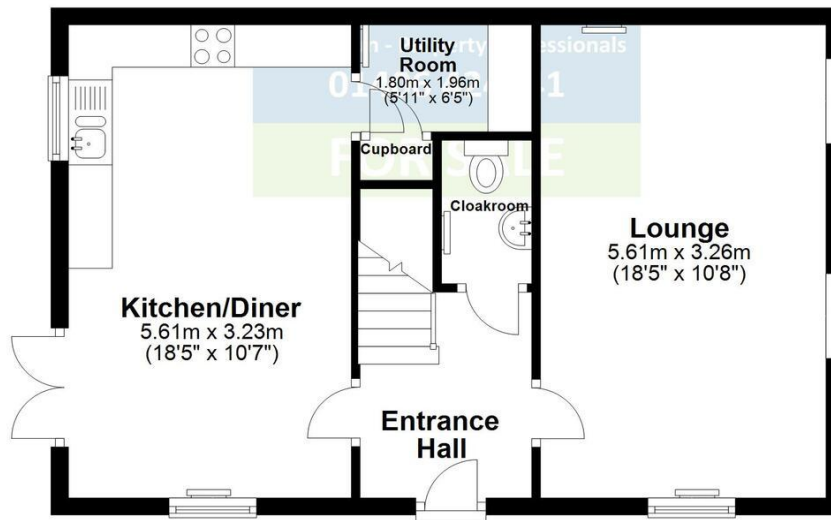
Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Total area: approx. 118.5 sq. metres (1275.0 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Letsgetyoumoving Estate Agents

Let our family
move yours...

FREE VALUATIONS | 7 DAYS A WEEK ➔

The advertisement features a warm, golden-hour photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. To her left, a stack of several cardboard boxes is piled up. In the background, a woman and a man are walking towards the camera, each carrying a cardboard box. They are standing in a doorway, looking out onto a bright, sunny day. The overall atmosphere is one of excitement and a fresh start.