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Sales & Letting Agents



**14 Church Street, Holbeach, Lincolnshire, PE12 7LL**

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

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



# Greenwich Avenue, Holbeach £194,995

🏠 ✨ Situated within a popular residential location in Holbeach, this spacious four-bedroom family home offers versatile accommodation arranged over three floors, comprising a welcoming entrance hall with cloakroom, lounge, kitchen/diner, office area, wet room and shower room. Outside, the property benefits from off-road parking, a single garage and an enclosed rear garden with patio, lawn and seating areas, perfect for relaxing or entertaining. Conveniently located for local amenities.

A beautifully presented modern family home offering spacious and versatile accommodation across three floors. Situated within a popular residential location, the property benefits from off-road parking, a single garage and an enclosed rear garden, making it an ideal choice for growing families.

✨ The ground floor comprises a welcoming entrance hall with cloakroom, a comfortable lounge and a spacious kitchen/diner perfect for everyday living and entertaining. The first floor offers the main bedroom, a further bedroom, office area and wet room, whilst the second floor provides two additional bedrooms and a shower room, creating excellent flexibility for modern family life.

🌿 Outside, the enclosed rear garden enjoys a paved patio area, lawned garden, established flower and shrub borders, a gravelled seating area and gated access to the garage.

## 🔑 Key Features:

- 🛏 Four bedrooms arranged over three floors
- 🍷 Spacious kitchen/diner and comfortable lounge
  - 🚗 Off-road parking and single garage
- 🌳 Enclosed rear garden with patio and seating areas

☎ Call us ANYTIME to book your viewing – 01406 424441, evenings and weekends!

## Accommodation Comprises:

Entrance Hall 3.13m (10'3") x 1.12m (3'8")

Radiator, vinyl floor covering, telephone point, smoke detector, stairs to first floor landing door to:

Cloakroom 1.73m (5'8") x 0.99m (3'3")

PVCu opaque double glazed window to front, fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, radiator, vinyl floor covering.

Lounge 5.52m (18'1") x 2.14m (7')

PVCu double glazed window to front, radiator, vinyl floor covering, TV point, satellite point, broadband connection, coving to ceiling, under-stairs storage cupboard door to:

Kitchen/Diner 4.53m (14'10") x 2.79m (9'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, wall mounted gas boiler serving heating and hot water, fitted dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, recessed ceiling spotlights, PVCu double glazed French doors to garden.

First Floor Landing 4.62m (15'2") x 1.98m (6'6")

Vinyl floor covering, smoke detector, door to:

Main Bedroom 3.48m (11'5") x 2.47m (8'1")

PVCu double glazed window to front, built-in double wardrobe with hanging rail and shelving, radiator.

Bedroom 2 3.00m (9'10") x 2.47m (8'1")

PVCu double glazed window to rear, built-in single wardrobe with hanging rail and shelving, radiator, telephone point, TV point.

Wet Room

Fitted with three-piece suite comprising of fitted electric shower and shower curtain, wall mounted wash hand basin with part ceramic tiled walls, close coupled WC, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, recessed ceiling spotlights, sliding door.

Office Area 1.98m (6'6") x 1.91m (6'3")

PVCu double glazed window to front, telephone point, smoke detector, stairs to second floor landing.

Second floor landing

Smoke detector, access to insulated loft space, built in wardrobe with hanging and shelving.

Bedroom 3 2.93m (9'7") x 1.85m (6'1")

PVCu double glazed window to front, radiator, airing cupboard housing, hot water cylinder, linen shelving.

Bedroom 4 4.01m (13'2") x 1.55m (5'1")

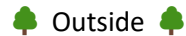
PVCu double glazed window to front, radiator.

Shower Room 2.56m (8'5") x 1.82m (6')

Fitted with three-piece suite with comprising, tiled shower enclosure with fitted shower and glass doors, pedestal wash hand basin, close coupled WC, extractor fan, shaver point, double glazed skylight to rear, radiator, recessed ceiling spotlights.

Garage 5.06m (16'7") x 2.57m (8'5")

Detached brick built single garage with rear door, power and light connected, eaves storage space, up and over door.



The property enjoys an attractive frontage with a gravelled driveway providing off-road parking and access to the single garage. A covered entrance porch and side access enhance both the practicality and kerb appeal of this modern home. To the rear, the enclosed garden offers a private outdoor retreat, featuring a paved patio area ideal for outdoor dining and entertaining, a lawned garden with established shrub and flower borders, a gravelled seating area, and gated access to the garage. 🌿 🚗 ☀️ 🏡

#### Directions

Leave our Church Street office and turn left onto West End. Continue along Spalding Road and at the roundabout take your first left onto Greenwich Avenue where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7JF.

#### Council Tax

Band B ~ £1812.63 from April 2026 to March 2027, South Holland District Council.

EPC ~ C

#### Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

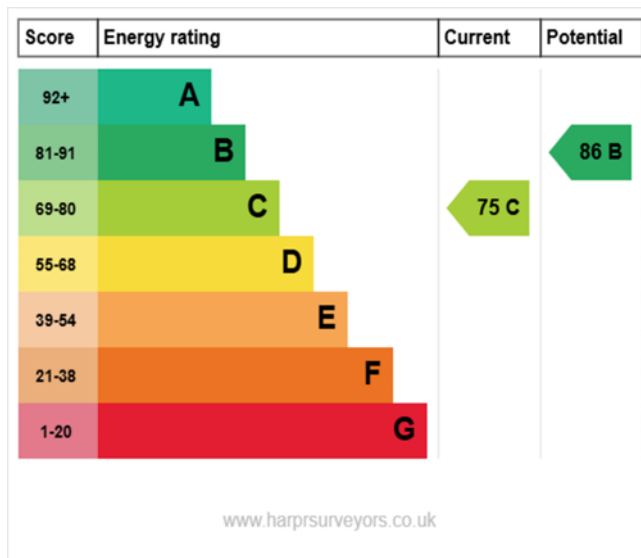
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

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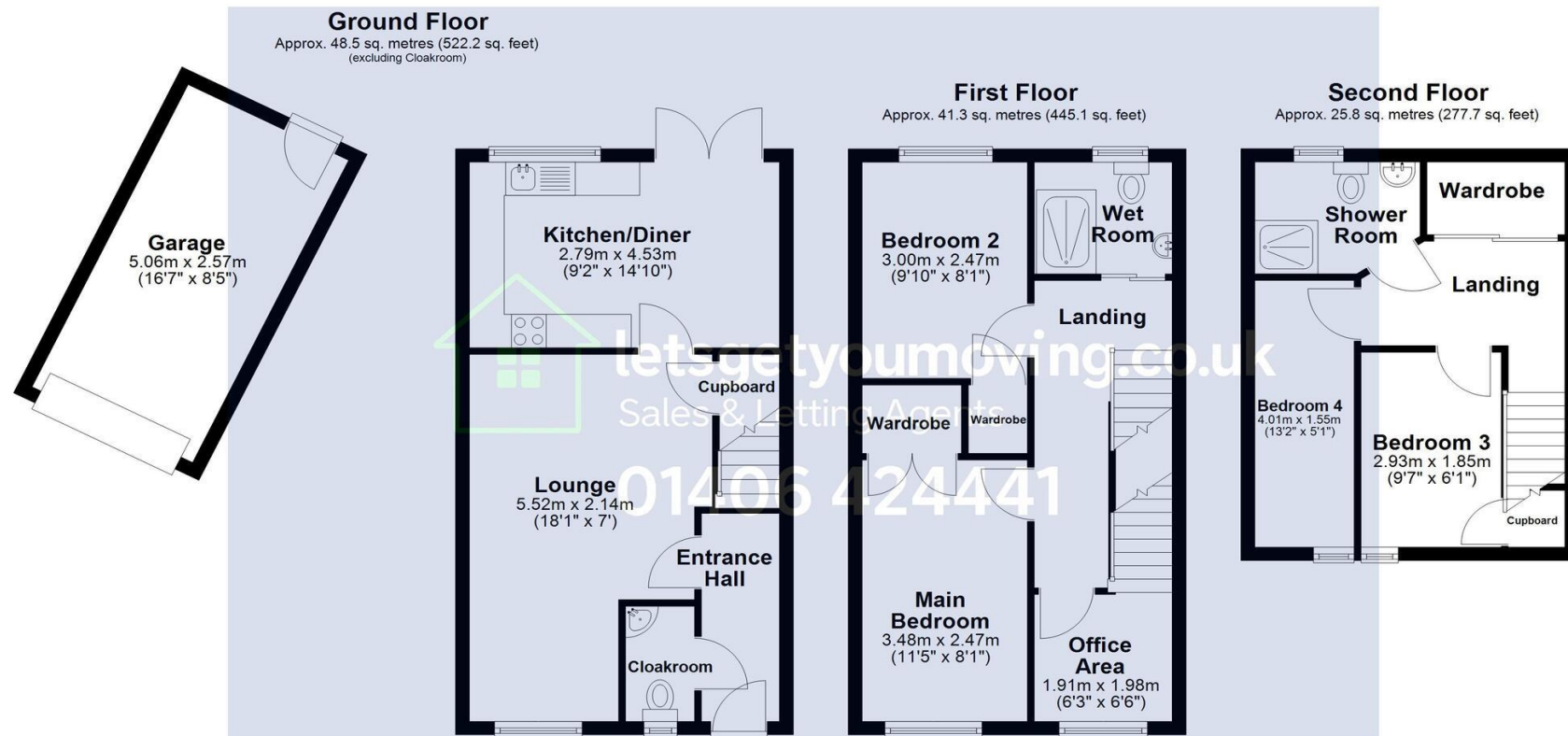
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Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

## Disclaimer

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

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