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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



# Broome Way, Holbeach £224,995 Offers Over

 Well-Presented Linked Detached Family Home in Holbeach 

Situated in a pleasant residential area of Holbeach, this attractive family home offers a west-facing enclosed rear garden , off-road parking, and a garage conversion providing a practical ground-floor wet room  plus a separate storage room . Inside, the accommodation includes a comfortable lounge , a spacious kitchen/diner perfect for family life , and a conservatory overlooking the garden  . Upstairs, there are three bedrooms  and a modern family bathroom , making this an ideal home for growing families or those wanting flexible living space.

 Call us ANYTIME to book your viewing – 01406 424441

 Evenings & weekends available!

## Accommodation Comprises:

PVCu double glazed entrance door, door to:

Entrance Hall

PVCu double glazed window to front, radiator, laminate flooring, fibre broadband connection point, coving to textured ceiling, stairs to the first-floor landing.

Lounge 4.48m (14'8") x 3.64m (11'11")

PVCu double glazed window to front, wall mounted gas fire with wooden surround, radiator, TV point, satellite point, dado rail, coving to textured ceiling.

Wet Room 2.61m (8'7") max x 2.46m (8'1") min

Fitted with three-piece suite comprising with fitted electric shower, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, electric fan heater, extractor fan, boiler cupboard, housing wall mounted gas combination boiler serving heating system and hot water, vinyl floor covering, textured ceiling with recessed ceiling spotlight, access to loft space.

Kitchen/Diner 5.53m (18'2") x 3.01m (9'11")

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, fitted fridge, freezer, dishwasher and automatic washing machine, fitted gas cooker with four ring hob, PVCu double glazed window to rear, radiator, laminate flooring, coving to textured ceiling, door to:

Conservatory 3.17m (10'5") x 2.52m (8'3")

PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, ceiling fan, TV point, power connected, radiator, laminate flooring, PVCu double glazed French doors to garden.

First Floor Landing

PVCu double glazed window to side, coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 4.50m (14'9") x 3.06m (10')

PVCu double glazed window to front, radiator, dado rail, coving to textured ceiling.

Bedroom 2 3.24m (10'8") max x 3.02m (9'11")

PVCu double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3 3.42m (11'3") x 2.38m (7'10")

PVCu double glazed window to front, storage cupboard, radiator, coving to textured ceiling.

Family Bathroom

Three-piece suite comprising deep panelled bath with independent shower over, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, extractor fan, shaver point, PVCu opaque double glazed window to rear, radiator, vinyl flooring, coving to textured ceiling.

Storage Room 2.21m (7'3") x 1.78m (5'10")

Up & over door, textured ceiling with power and lighting connected.

Outside

To the front of the property is an open-plan garden laid mainly to lawn, with a paved pathway leading to the entrance. A gravel driveway provides off-road parking and access to the attached storage room. The front of the property is neatly presented and offers an attractive approach to the home, with scope for further landscaping if desired, side gate leads to the rear garden offers a generous and private outdoor space, laid mainly to lawn and bordered by mature shrubs and plants. A paved patio area sits directly off the conservatory, ideal for outdoor dining and entertaining. The garden is enclosed by wood panel fencing, providing privacy and a secure environment, and benefits from outside lighting and an external tap. To the rear of the garden is a timber shed offering useful storage.

Council Tax

Band B ~ £1,746.23 From April 2025 to March 2026, South Holland District Council.

EPC ~ TBC

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.

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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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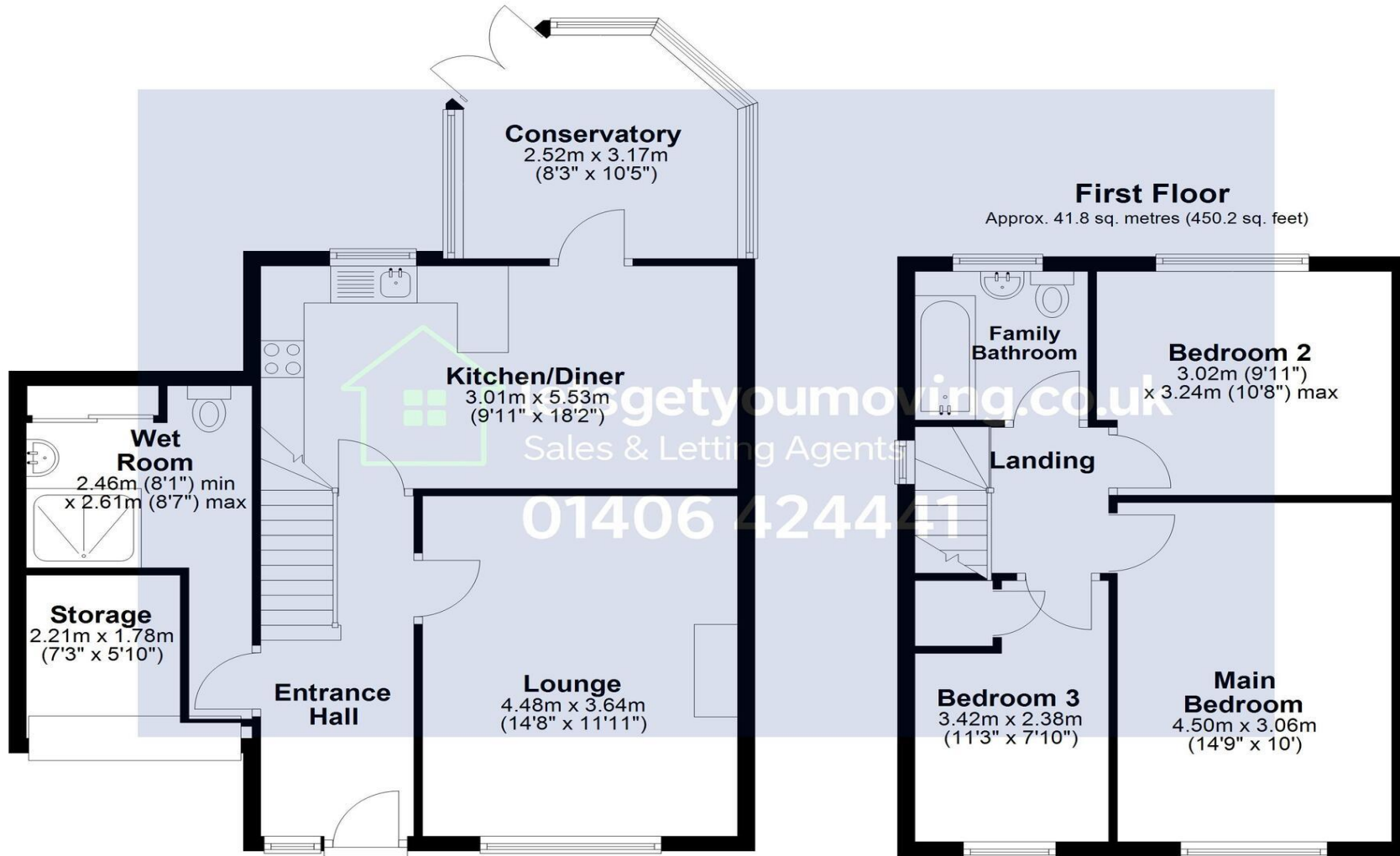
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## Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



Total area: approx. 106.0 sq. metres (1141.5 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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