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5 Church Walk, Holbeach PE12 7DT

Guide Price £200,000 to £225,000 Freehold

- Charming Period Property
- Central Location Opposite the Church
- Spacious 3 Bedroomed Accommodation
- Gas Central Heating
- Garage, Driveway and Gardens

Individual older style detached house in a conservation area overlooking the Church. Driveway, garage and gardens. Spacious 3 bedroomed accommodation with gas central heating - would benefit from a refurbishment programme. Attractive Guide Price to encourage interest £200,000 to £225,000. No onward chain.

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ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Part glazed entrance door opening into:

RECEPTION HALL 20' 2" x 5' 11" (6.16m x 1.81m) overall including stairwell. Delft rack, doaks cupboard, ceiling light, radiator, door to:

SITTING ROOM 15' 10" x 12' 0" (4.84m x 3.68m) plus sash bay window overlooking the churchyard. Adams style fire place, secondary glazed window, double radiator, delft rack, twin alcoves with store cupboards and shelving.

FRONT ENTRANCE PORCH 4' 3" x 3' 2" (1.30m x 0.98m) Fuse box and front entrance door (not used).

LIVING ROOM 19' 10" x 11' 0" (6.06m x 3.37m) Sash window overlooking the garden, dado rail, double radiator, fireplace with coal effect gas fire and point, pendant light fitting, large downstairs store cupboard, door opening into:



BREAKFAST KITCHEN 15' 0" x 8' 3" (4.58m x 2.54m) Comprehensive range of fitted units comprising base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit with mono block mixer tap, Neff 4 burner gas hob with cooker hood above, electric double oven, strip light, roof light with Venetian blind, further base cupboards and drawers, intermediate wall tiling, eye level wall cupboards, double radiator, casement window overlooking the garden, door to:

WALK-IN PANTRY 8' 4" x 3' 5" (2.55m x 1.06m) Fitted shelving, ceiling light, obscure glazed window.

Also from the Kitchen a door to:

LARGE UTILITY/BOOT ROOM 18' 8" x 7' 2" (5.70m x 2.19m) average overall measurement Strip light, radiator, roll edged worktop, fitted cupboards beneath, plumbing and space for washing machine, further appliance space, part glazed external entrance door with similar side panel, personnel door into Garage, door to:

FREEZER ROOM 6' 5" x 5' 9" (1.98m x 1.77m) Appliance space, coat hooks, shelving.

GROUND FLOOR WET ROOM 5' 10" x 7' 1" (1.79m x 2.18m) Shower area with rail and curtain, fully tiled walls, low level WC, pedestal wash hand basin, extractor fan, double radiator, ceiling light.

From the Reception Hall the carpeted return staircase leads via a Half Landing with part coloured leaded light obscure glazed sash window to:

FIRST FLOOR LANDING Double radiator, coved cornice, ceiling light, built-in Airing Cupboard with hot water cylinder, doors arranged off to:

BEDROOM 1 12' 2" x 12' 4" (3.71m x 3.78m) plus 16' 2" x 7' 4" (1.90m x 2.24m), excluding 2 fitted double wardrobes and overhead storage cabinets and return door into Airing Cupboard. Further double wardrobe with overhead storage, double radiator, chimney breast with shelved alcoves, sash window overlooking the churchyard.

BEDROOM 2 10' 10" x 10' 0" (3.31m x 3.05m) including fitted wardrobe with sliding doors, radiator, ceiling light, sash window to the rear elevation.

BEDROOM 3 9' 9" x 7' 7" (2.98m x 2.32m) Sash window overlooking the garden, radiator, ceiling light, wall mounted British Gas gas fired central heating boiler.

BATHROOM 6' 5" x 8' 7" (1.96m x 2.64m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, shaver point with courtesy light, sash window with Venetian blind.

EXTERIOR The property occupies an established plot on the corner of Church Walk and Cross Street with double wrought iron gates from Church Walk opening on to a driveway with parking for 2 cars and adjacent side personnel gate. There is a further vehicular access from Cross Street directly into the:

ATTACHED BRICK GARAGE 22' 8" x 9' 3" (6.93m x 2.82m) Roller style door, power and lighting, concrete floor, mono pitched perspex roof, direct access into:

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11970

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		