

letsgetyoumoving.co.uk
Sales & Letting Agents



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



Tony Worth Close, Holbeach £244,995

🏡 ✨ NO ONWARD CHAIN! This beautifully presented Jelson-built three-bedroom detached home is situated on a popular modern development within walking distance of Holbeach town centre. Offering a lounge, modern kitchen/diner, cloakroom, three bedrooms including an en-suite to the main bedroom, family bathroom, enclosed rear garden, garage and off-road parking, this property is ready to move straight into. Benefiting from views over attractive green open space, professional decoration throughout.

🏡 ✨ Beautifully Presented Detached Family Home – No Onward Chain! ✨ 🏡

Situated on a sought-after modern development within easy walking distance of Holbeach town centre, this attractive Jelson-built three-bedroom detached home offers stylish, move-in-ready accommodation and is perfect for families, professionals, or those looking for a hassle-free purchase. 🏡

- ✅ Three bedrooms, including main bedroom with en-suite 🛏
- ✅ Modern kitchen/diner, lounge and cloakroom 🍽
- ✅ Driveway, single garage and enclosed rear garden 🚗 🌳
- ✅ NHBC warranty remaining until August 2034 📄

The accommodation briefly comprises a welcoming entrance hall, comfortable lounge, modern kitchen/diner, convenient cloakroom, and staircase leading to the first floor. Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom with en-suite shower room, together with a contemporary family bathroom. 🛁

Outside, the property enjoys an attractive open-plan frontage with pleasant views across landscaped green space. A driveway provides off-road parking and leads to the single garage, while a side gate gives access to the enclosed rear garden, ideal for relaxing or entertaining. 🌿

Further benefits include professional decoration throughout, meaning the property is ready to enjoy from day one. Offered to the market with NO ONWARD CHAIN, this fantastic home is ready for its next owners. 🔑

📞 Call us ANYTIME to arrange your viewing – 01406 424441, evenings and weekends!

Accommodation Comprises:

Composite double glazed entrance door with glazed inserts to:

Entrance Hall

Radiator, fitted carpet, wall mounted HIVE central heating thermostat, smoke detector, staircase to first floor landing, door to built in storage cupboard with broadband point control centre, light point connected, door to:

Lounge 3.94m (12'11") x 3.44m (11'3")

PVCu double glazed window to front, PVCu double glazed box window to side, radiator, telephone point, TV point, broadband connection point.

Kitchen 3.54m (11'7") x 3.04m (10')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled surround, BOSCH integrated fridge/freezer, dishwasher, free standing Samsung smart washing machine, fitted BOSCH electric fan assisted double oven, built-in BOSCH five ring gas hob with matching extractor hood over, PVCu double glazed window to rear, ceramic tiled flooring, power point with USB ports, broadband connection point, recessed ceiling spotlights, CO detector open plan to:

Dining Area 3.60m (11'10") x 2.54m (8'4")

PVCu double glazed windows to rear and side, radiator, vinyl floor covering, PVCu double glazed French doors to garden with matching side panels, broadband connection point.

Ground Floor Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin with mixer tap, tiled splashback, close coupled dual flush WC, radiator, extractor fan, vinyl floor covering.

First Floor Landing

PVCu double glazed window to front, radiator, fitted carpet, storage cupboard housing wall mounted gas boiler serving heating system and domestic hot water. door to:

Main Bedroom 3.60m (11'10") x 3.21m (10'6")

PVCu double glazed window to rear and side, radiator, fitted carpet, telephone point, TV point, central heating thermostat, sockets with USB ports, broadband connection point, access to insulated loft space door to:

En-suite

Fitted with three-piece suite comprising tiled shower enclosure with fitted mains shower and folding glass door. Pedestal hand wash basin with mixer tap, close couple dual flush WC, wall mounted vertical towel radiator, vinyl floor covering, ceiling spotlights, extractor fan, shaver point.

Bedroom 2 3.47m (11'5") x 2.18m (7'2")

PVCu double glazed window to front and side, radiator, fitted carpet.

Bedroom 3 3.04m (10') x 2.23m (7'4")

PVCu double glazed window to rear, radiator, fitted carpet.

Family Bathroom

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

Outside

The property is approached via a private driveway providing ample off-road parking for several vehicles. 🚗 🚗 The attractive open-plan frontage enjoys pleasant views across the neighbouring landscaped green space, creating an appealing sense of openness. 🌿

To the rear, the enclosed garden is bounded by timber panel fencing and offers a fantastic outdoor space for both relaxation and entertaining. Features include a lawned garden area, paved patio seating space, and a covered barbecue and entertaining area, perfect for enjoying time with family and friends throughout the year. 🍷 ☀️ 🌈

The detached single garage benefits from an up-and-over door, power and lighting connected, useful eaves storage, shelving and racking, together with a personal door providing convenient access directly into the rear garden. 🛠️ 🏠

Directions: Leave our Church Street office and turn left at the traffic lights onto West End, once past the garage turn right onto Northons Lane, once past Chestnut Avenue turn right onto Tony Worth Close, follow this road where the property can be located at the top of the private cul-de-sac on the right hand side. For satellite navigation the property postal code is: PE12 7RU.

EPC – B

Council Tax Banding C - £2071.57 – South Holland District Council.

Agents Notes

The property is subject to an estate management charge payable to Trust Green, currently understood to be £271.72 per annum (approximately £22.00 per calendar month). This charge contributes towards the maintenance and management of communal areas, including public open spaces, grass cutting, street lighting, surface water drainage infrastructure, and the main foul drainage system.

Prospective purchasers should also be aware that a separate management company, Northons Lane Management Company Ltd, is in the process of being established to oversee the maintenance and management of the private sewage treatment system serving our property and 4 others. At the time of preparing these sales particulars, the level of any future charge has not been confirmed.

Important Notice: The above information has been provided by the vendor and/or third parties and is believed to be correct at the time of publication. However, prospective purchasers must satisfy themselves as to the accuracy of all charges, responsibilities, services provided, and any future liabilities through their legal representative during the conveyancing process. Neither LetsGetYouMoving.co.uk Ltd nor its employees can guarantee the accuracy of this information, and it should not be relied upon as a statement of fact.

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.

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.







letsgetyoumoving.co.uk

20
2006-2026

NEED MORTGAGE ADVICE?
WHOLE OF MARKET, INDEPENDENT EXPERTS

CALL US TODAY TO BOOK YOUR FREE ADVICE!

Call us **01406 424441**

#mortgageadvisor #mortgageadvice #mortgagehelp

letsgetyoumoving.co.uk
Sales & Letting Agents

CONVEYANCING QUOTES
BEST OF BOTH WORLDS

MODERN ONLINE DIGITAL SERVICES
Perfect for your busy lifestyle
✓ Convenient 24/7 access
✓ Secure digital process
✓ Fast & efficient

OR

TRADITIONAL SERVICE
Our trusted teams here in Holbeach
✓ Personal, face-to-face support
✓ Expert local knowledge
✓ Always here when you need us

CALL NOW FOR A FREE QUOTATION ON YOUR LEGAL WORK
01406 424441

EXPERT LEGAL SUPPORT | SAFE & SECURE | RESIDENTIAL CONVEYANCING | BUYING • SELLING • REMORTGAGING
PROUDLY BASED IN **HOLBEACH**

DERVENSURE
INSURANCE BROKERS LTD

INSURANCE THAT'S ON YOUR DOORSTEP
LOCAL • TRUSTED • RELIABLE

LOCAL INSURANCE
BROKER YOU CAN TRUST

POP IN OR CALL THE TEAM AT DERVENSURE

HOME & CONTENTS INSURANCE
Protect what matters most

CAR INSURANCE
Cover for every journey

TRAVEL INSURANCE
Peace of mind wherever you go

BUSINESS INSURANCE
Supporting local businesses

SUPPORTING THE HIGH STREET

44 HIGH STREET
HOLBEACH
SPALDING PE12 7ED

01406 423340

POP IN TO OUR OFFICE OR GIVE US A CALL TODAY!

TRUSTED LOCAL BROKER | PERSONAL SERVICE | EXPERT ADVICE | WE'RE HERE FOR YOU

LOCAL PEOPLE • LOCAL BUSINESS • LOCAL SUPPORT

letsgetyoumoving.co.uk
Sales & Letting Agents

PROPERTY SURVEYS & VALUATIONS
Trusted local professionals we recommend

✓ **Level 2 RICS Home Survey**
Detailed condition report before you buy

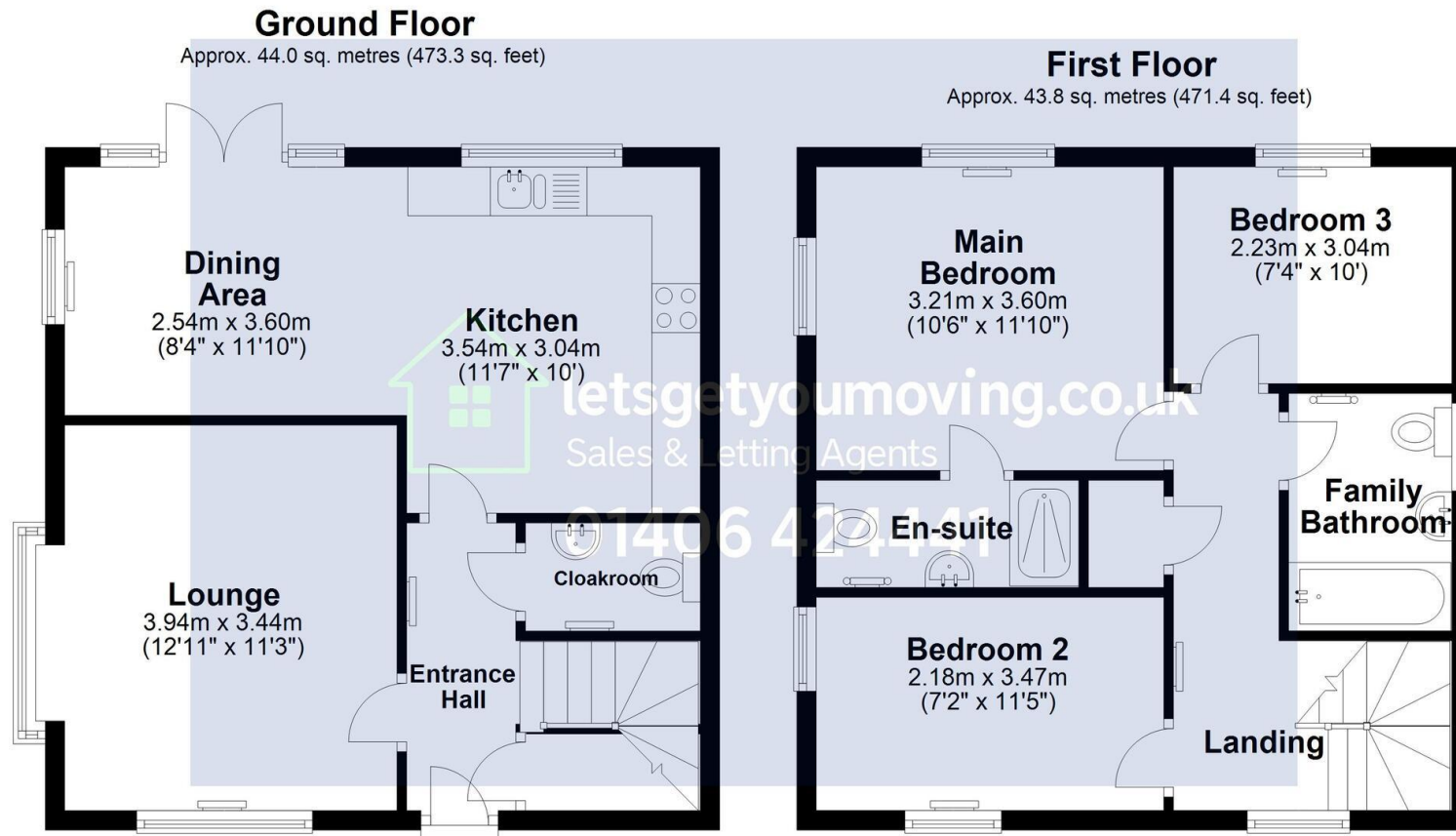
✓ **New Build Snagging Survey**
Identify defects before you complete

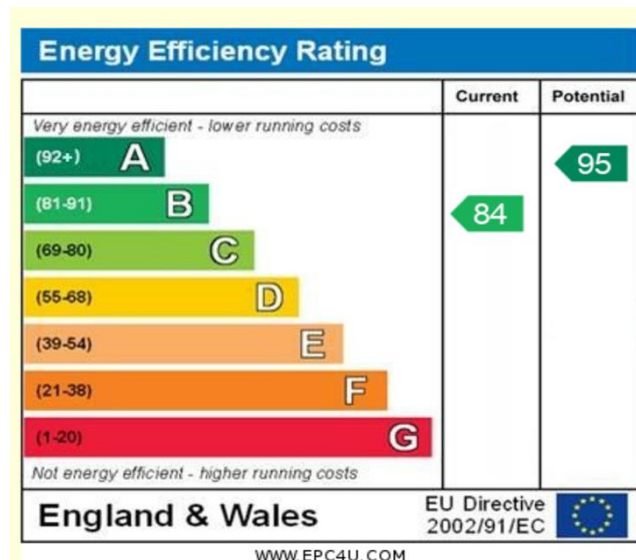
✓ **EPC Certification**
Energy Performance Certificates for selling or letting

✓ **RICS Valuations**
Independent property valuations

CALL US ANYTIME for a quote – 01406 424441
Evenings & weekends available

#Holbeach #PE12 #Letsgetyoumoving #PropertyAdvice
#RICSSurvey #HomeSurvey #HouseBuying #HolbeachProperty





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.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, **FREE FLOOR PLANS**, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, **FULL LETTING SERVICE**, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 30 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.....

20
2006-2026
YEARS OF
GETTING IT RIGHT

letsgetyoumoving.co.uk

Customer focused since 2006

give us a call **anytime** for your free valuation

01406 424441