



Romany Roman Bank, Holbeach Bank, PE12 8BX

£220,000

- Field view to rear
- Tranquil semi rural location
- Ample off road parking to front
- Outside bar and seating area for entertaining
- Three good size bedrooms
- Dining room which was the garage conversion
- Well presented throughout
- Log burner
- Register for more homes like this one, with Ark property
- Must view to be appreciated

Romany, located on Roman Bank in Holbeach Bank, offers picturesque field views in a tranquil semi-rural setting. With ample off-road parking to the front, the property boasts a spacious lounge that leads into a conservatory, overlooking a beautifully kept garden. Downstairs also features a garage conversion used as a dining room, alongside a stylish kitchen. Upstairs, you'll find three generous bedrooms and a modern family bathroom. Externally, there's a side area perfect for log storage and a purpose-built outdoor bar and seating area—ideal for entertaining. Priced to sell, this property is sure to attract quick interest

Entrance Hall 6'2" x 5'1" (1.88m x 1.56m)

Stairs to first floor landing,

Lounge 12'0" x 18'2" (3.66m x 5.55m)



Window to rear. Feature fireplace. Sliding patio doors to conservatory.

Kitchen 13'7" x 9'8" (4.16m x 2.97m)



Window to front. A range of base and eye level unit with granite effect worktop over. Sink unit with drainer and mixer tap. Wall tiling. Space and plumbing for washing machine. Space for American style fridge/freezer. Tiled flooring. Space for free standing range of style cooker with extractor hood over.

Dining Room 16'6" x 8'1" (5.05m x 2.47m)



Window to front. Laminate floor.

Conservatory 10'1" x 11'2" (3.08m x 3.41m)



Of brick and UPVC construction. Door to the side.

First Floor Landing 10'0" x 8'1" (3.07m x 2.47m)



Airing cupboard housing the hot water cylinder with

electric immersion heater and having a range of slatted shelving. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 15'4" x 9'8" (4.68m x 2.97m)



Window to front.

Bedroom 2 13'7" x 9'9" (4.16m x 2.99m)



Window to rear.

Bedroom 3 10'1" x 8'1" (3.08m x 2.47m)



Window to front.

Bathroom 8'3" x 8'0" (2.54m x 2.45m)



Window to rear. Toilet. Pedestal wash hand basin. Tiled splashback. Panelled bath with electric shower over. Partially tiled walls. Shaver point.

Outside



To the front of the property there is a gravel driveway providing off road parking. There is a small lawned area with mature bushes, shrubs and flowerbeds.

The rear garden is enclosed by timber fencing and hedging. Paved patio area. Brick built barbecue. Lawn area. Timber shed.

Undercover Area 19'9" x 7'10" (6.04m x 2.41m)**Lean to Porch 15'1" x 8'5" (4.60m x 2.58m)****Property Postcode**

For location purposes the postcode of this property is: PE12 8BX

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted

(subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: Yes, owned by the property

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Electric heating

Heating features: Wood burner

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C72

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

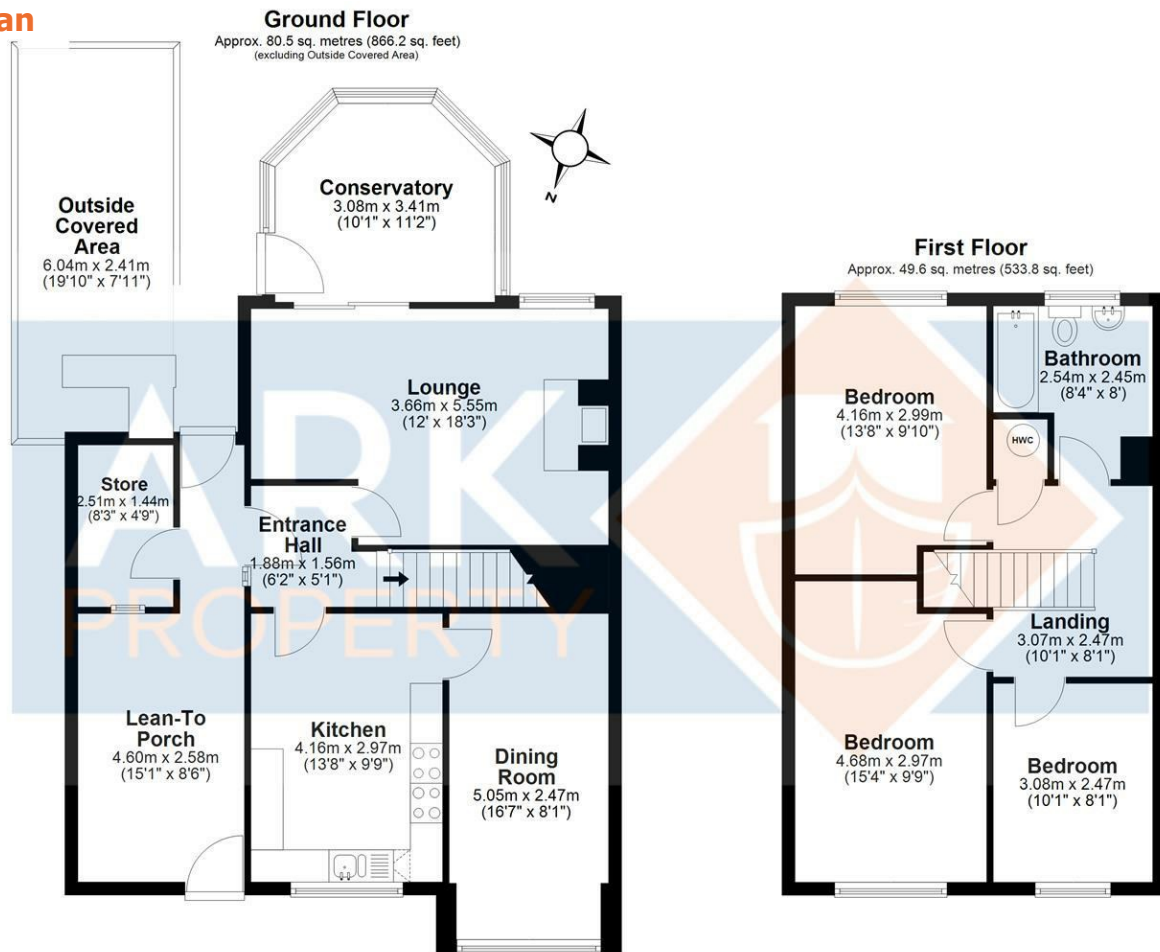
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

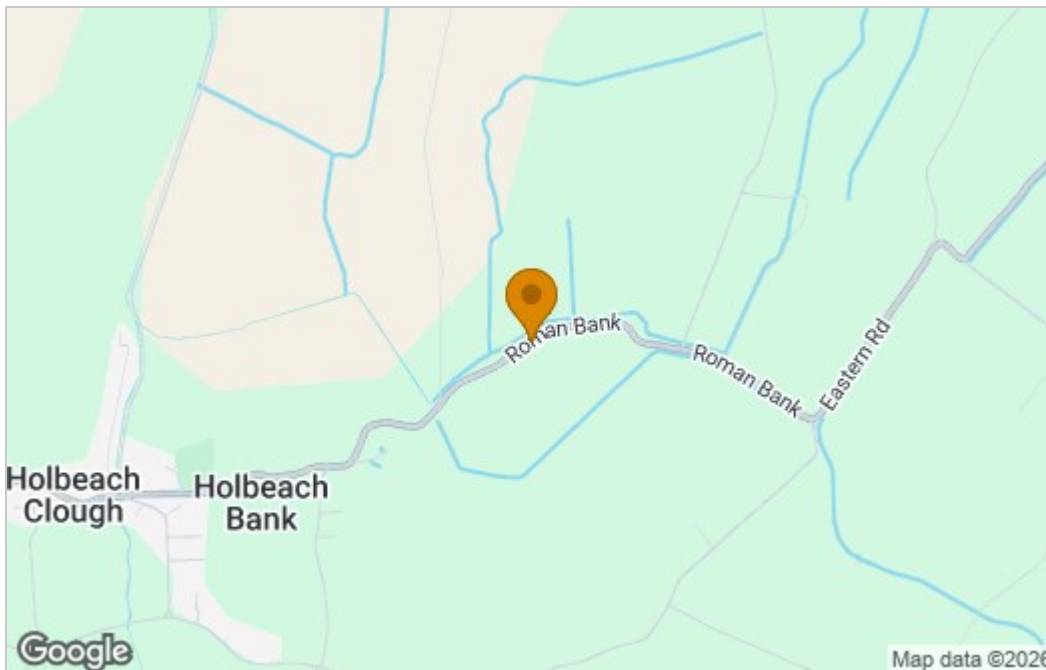
Floor Plan



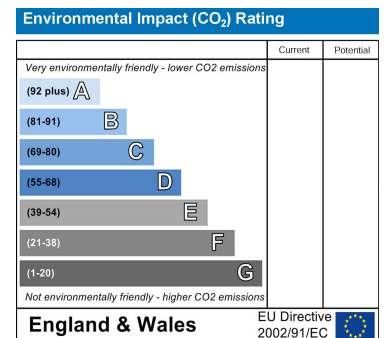
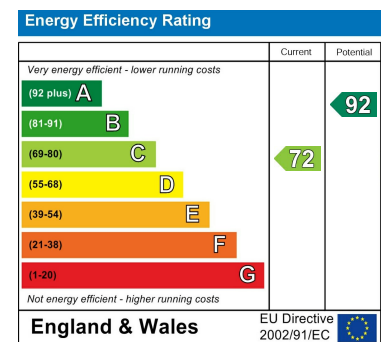
Total area: approx. 130.1 sq. metres (1399.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

