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L G Y M Estate Agents
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Willders Garth, Holbeach £169,995

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The Property Ombudsman

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This three-bedroom semi-detached home is brimming with potential and perfectly located in the market town of Holbeach. Ideal for buyers looking to add their own personal touch, the property offers a solid foundation with PVCu double glazing, gas central heating, and a generously sized enclosed rear garden, perfect for relaxing or entertaining. A well-laid-out interior features an inviting entrance hall, comfortable lounge, open-plan kitchen/diner, utility room, and cloakroom. Upstairs, you'll find three good-sized bedrooms and a family bathroom, offering ample space for growing families.
Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel,

Porch
PVCu double glazed patio door, door to:

Entrance Hall
Radiator, wall light, central heating thermostat, broadband point, smoke detector, stairs to first floor landing, door to:

Lounge 4.41m (14'6") x 3.67m (12')
PVCu double glazed window to front, gas fire with brick-built surround and stone hearth, three wall lights, ceiling fan with light.

Kitchen/Diner 4.36m (14'4") max x 3.39m (11'1") max
Base units with worktop space over, stainless steel sink unit with single drainer, gas point for cooker, window to rear, radiator, ceramic tiled flooring, ceiling fan with light, PVCu double glazed patio.

Utility Room 2.13m (7') x 1.64m (5'5")
Plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, PVCu double glazed window to side.

Cloakroom
PVCu opaque double glazed window to side, fitted with two-piece suite comprising, vanity wash hand basin with base cupboard, fully ceramic tiled walls, close coupled WC, ceramic tiled flooring, wall mounted gas boiler serving heating system.

Conservatory 2.22m (7,3”) x 4.0m (13’1”)

Half brick and PVCu double glazed construction with PVCu double glazed windows, power and light connected, two windows to side, two windows to rear, radiator, PVCu double glazed entrance door to garden.

First Floor Landing
Access to insulated loft space, airing cupboard housing hot water cylinder and linen shelving, Door to:

Main Bedroom 4.41m (14'6") max x 3.03m (9'11")
PVCu double glazed window to front, radiator, TV point, ceiling fan with light.

Bedroom 2 3.98m (13'1") x 3.44m (11'3") max
PVCu double glazed window to rear, radiator, ceiling fan with light.

Bedroom 3 3.00m (9'10") max x 2.46m (8'1")
PVCu double glazed window to front, radiator.

Family Bathroom
Fully ceramic tiled walls, fitted with three-piece suite comprising accessible walk-in bath with independent electric shower over, vanity wash hand basin with base cupboard, fully ceramic tiled walls, close coupled WC, PVCu opaque double glazed window to rear.

Outside
The front garden offers an open-plan design, with a side gate providing access to a fully enclosed rear garden, secured by wooden panel fencing. The rear space is low-maintenance and includes a wooden garden store and a paved patio, perfect for creating your own relaxing outdoor retreat.

Directions
Leave our Church Street office and turn right onto High Street. Proceed along onto Fleet Street and then onto Fleet Road. Take the left turn on to Foxes Lowe Road then first left into Willders Garth follow the road to your left where the property can be located on the left-hand side. For satellite navigation, the property postcode is: PE12 7RA.

Council Tax
Band A ~ £1,496.77 from April 2025 to March 2026, South Holland District Council.

EPC ~ D

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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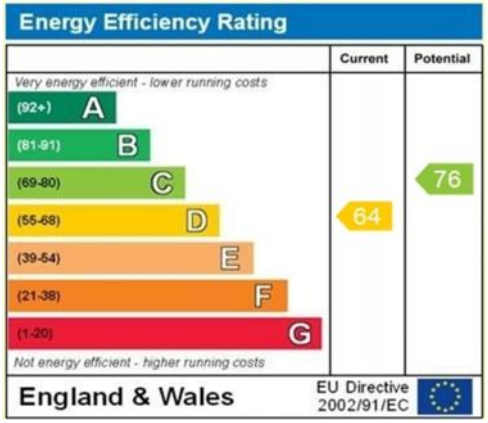

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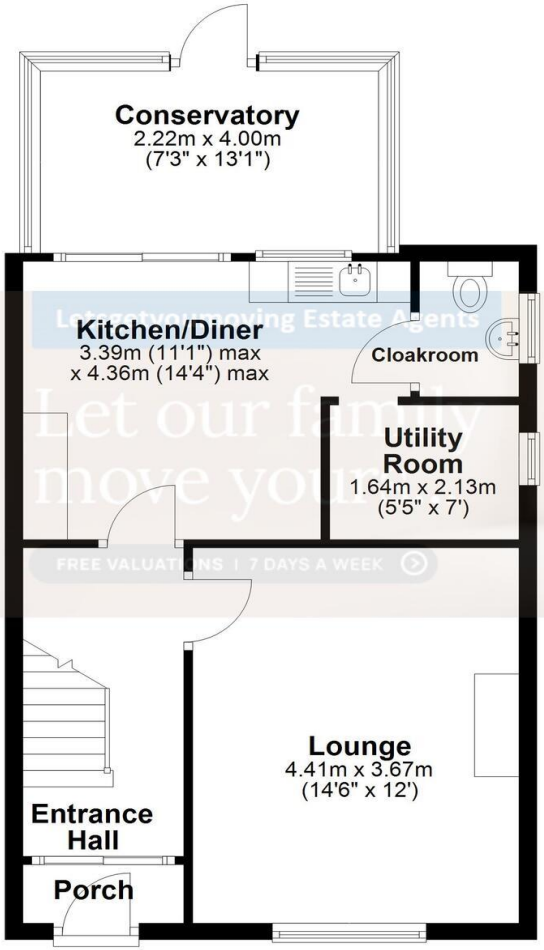
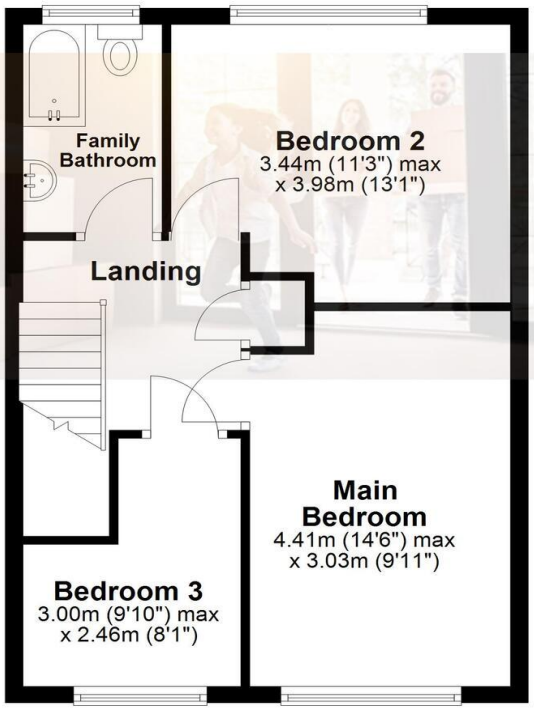
Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

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