



Washway Road, Holbeach £320,000

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Company Registration No: 5813080 VAT Reg No: 921 0444 66



**** NO CHAIN **** An immaculately presented three-bedroom detached bungalow just outside the bustling market town of Holbeach and close proximity to the A17. The property boasts lovely open field views with great off-road parking to both the front and the rear. In brief: Entrance Hall, lounge, office, dining room, kitchen/breakfast, utility room, three double bedrooms main with En-suite, family bathroom. Outside: the property is enclosed by hedging and wood panel fencing with low maintenance frontage offering generous off-road parking. Side hand gate leading to the enclosed rear garden, patio areas, area laid to lawn, pergola, outside lighting, outside tap, enclosed storage/parking area to the rear of the property with double gate, workshop with power and lighting, garden store with power and lighting. Small wooden store. The property is operated with an oil-fired central heating system. Viewing is highly recommended – Call us on 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Radiator, fitted carpet, telephone point, coving to ceiling, access to part boarded loft space with pull down ladder, power and light connected, built in airing cupboard housing hot water cylinder with linen shelving, door to:

Lounge 6.38m (20'11") min x 3.47m (11'5") max

PVCu double-glazed box window to front, feature electric fire recessed into chimney, two radiators, fitted carpet, telephone point, TV point, coving to ceiling, PVCu double-glazed patio doors to garden, French doors to:

Separate Dining Room 3.54m (11'7") x 2.46m (8'1")

PVCu double-glazed window to front, radiator, laminate flooring, coving to ceiling, door to:

Office 2.43m (8') x 2.21m (7'3")

PVCu double-glazed window to rear, laminate flooring, telephone point, TV point, floor mounted oil-fired boiler providing domestic hot water and heating, coving to ceiling.

Kitchen/Breakfast Room 4.37m (14'4") max x 2.85m (9'4") max

Fitted with a matching range of base and eye level units with underlighting, worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, space for fridge/freezer, built-in electric fan assisted double oven, built-in four ring halogen hob with extractor hood over, PVCu double-glazed window to rear, ceramic tiled flooring, coving to ceiling, door to:

Utility Room 2.01m (6'7") x 1.75m (5'9")

Base unit with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled surround, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed window to side, ceramic tiled flooring, coving to ceiling, PVCu double-glazed door to rear garden.

Main Bedroom 3.76m (12'4") x 3.12m (10'3")

PVCu double-glazed window to front, radiator, fitted carpet, coving to ceiling, door to:

En-suite Shower Room

Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower enclosure with fitted electric shower with glass door, close coupled WC, fully ceramic tiled walls, heated towel rail, extractor fan, PVCu opaque double-glazed window to side, ceramic tiled flooring, coving to ceiling.

Bedroom 2 3.76m (12'4") x 2.76m (9'1")

PVCu double-glazed window to front, radiator, fitted carpet, power points with USB ports.

Bedroom 3 3.28m (10'9") x 2.82m (9'3")

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

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, part ceramic tiled walls, heated towel rail, extractor fan, shaver point, PVCu opaque double-glazed window to side, ceramic tiled flooring, coving to ceiling.

Outside

The property is enclosed with smart hedging and wood panel fencing, low maintenance frontage providing great off-road parking. Side hand gate leading to the enclosed rear garden, patio areas, area laid to lawn, pergola, outside lighting, outside tap, enclosed storage/parking area to the rear of the property with double gate, workshop with power and lighting, garden store with power and lighting. Small wooden store.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right on to the A17. Continue along then at the first Café turn left onto Hurn Road then immediate left again onto Washway Road where the property can be found on your right-hand side. For satellite navigation, the property postcode is: PE12 7PE.

Council Tax Band

Band C - £1,845.60.

April 2023 to March 2024 South Holland District Council.

EPC - E

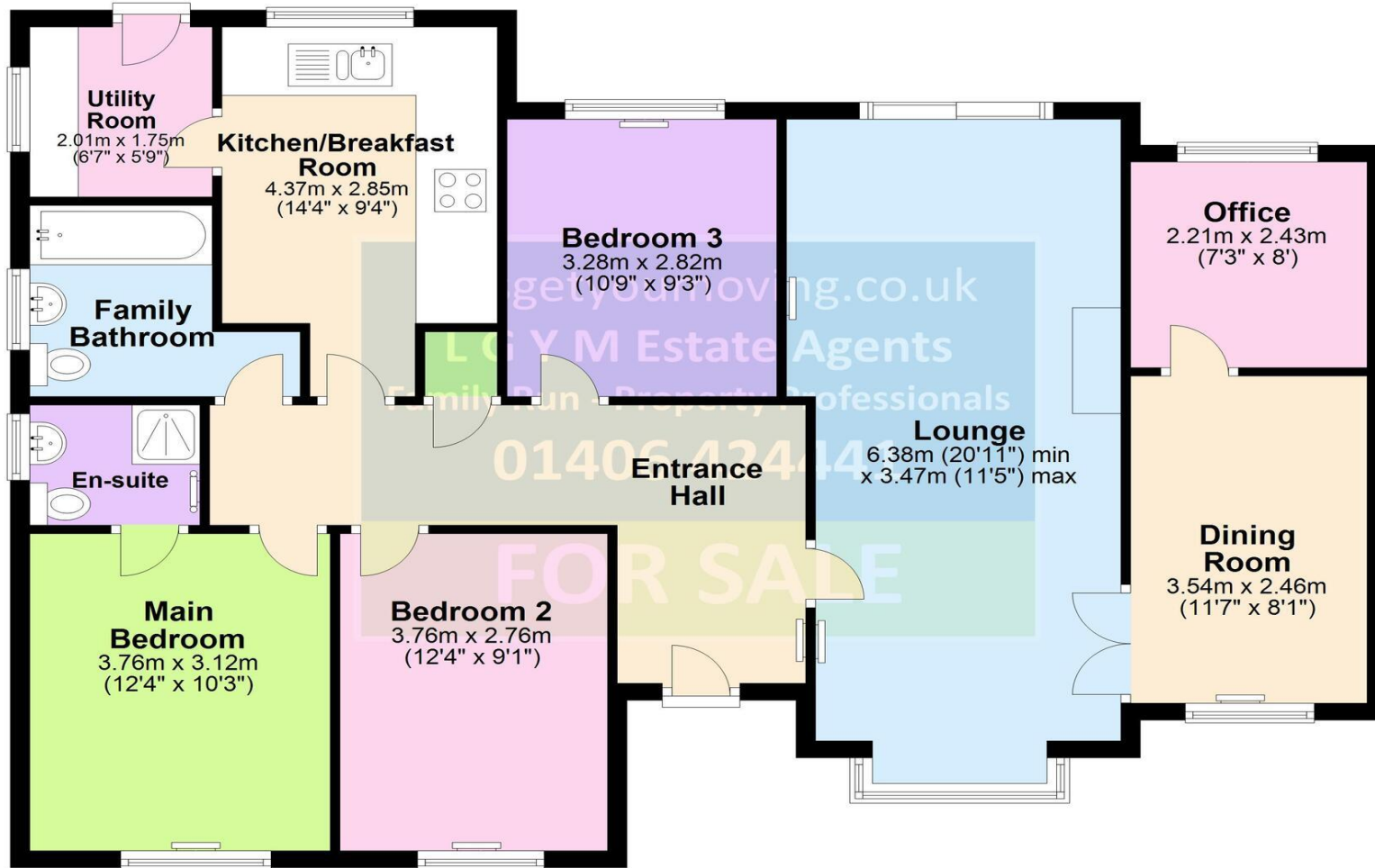






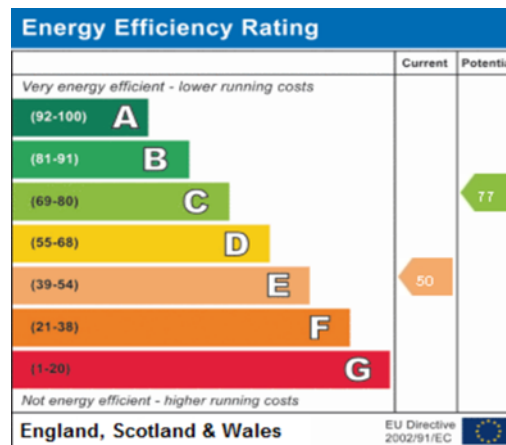
Ground Floor

Approx. 108.4 sq. metres (1167.3 sq. feet)



Total area: approx. 108.4 sq. metres (1167.3 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.



Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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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.

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