



## High Street, Holbeach £199,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

A Grade II period property set in the heart of Holbeach with accommodation split over 4 floors with many original period features. In Brief: entrance hall, lounge, Kitchen/breakfast, first floor to bedroom two, three, four, family bathroom and shower room, stairs to second floor the main bedroom. Basement with dining room, cold store/wine cellar, large storage room. Rear courtyard area with private parking. This is a free hold property. Viewing is highly recommended call - 01406 424441.

## Accommodation Comprises:

### Basement

Stairs to basement, door to:

### Storeroom

Single-glazed window to rear, wall mounted gas boiler serving heating system and domestic hot water, hardwood entrance door to garden.

### Storeroom

Being used as a wine store/ cold store

Dining Room 4.67m(15'4") x 4.53m (14'10")

Two single-glazed windows to front, radiator.

### Ground Floor

### Porch

Stairs to ground floor entrance door to:

### Entrance Hall

Stairs to first floor landing and down to basement, door to:

Living Room 4.78m(15'8") x 4.61m (15'1")

Two single-glazed sash windows to front with shutters, fireplace with wooden surround and marble inset and hearth, two radiators, vinyl floor covering, TV point, coving to textured ceiling.

Kitchen/Breakfast Room 4.89m (16'1") x 4.30m (14'1")

Fitted with matching wall and base units, hidden kitchen sink with single drainer tiled surround in cupboard. integrated fridge/freeze, free standing gas cooker with 4 gas ring hob, gas oven and gas grill, single-glazed sash window with shutters to rear, ceramic tiled flooring, door to:

#### Rear Porch

Ceramic tiled flooring with recessed ceiling spotlight, part ceramic tiled walls, part glazed entrance door to garden.

#### First Floor Landing

Single-glazed sash window to side, stairs to second floor, door to:

Bedroom 2 4.78m(15'8") x 4.61m (15'1") max

Two single-glazed sash windows to front, radiator, wooden flooring, built in wardrobe with hanging and shelving, storage cupboard with shelving. two wall lights.

Bedroom 3 4.48m(14'8") x 4.29m (14'1")

Single-glazed sash window to front, radiator, TV point, coving to ceiling.

#### Inner Hallway

Door to:

Bedroom 4 3.23m(10'7") x 1.76m (5'9")

Single-glazed window to side, radiator, telephone point.

#### Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower and glass door, wall mounted wash hand basin, close coupled WC tiled surround, airing cupboard housing, hot water cylinder, linen shelving, folding door.

#### Family Bathroom

Fitted with a three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, opaque single glazed window to rear, radiator, vinyl floor covering, coving to ceiling.

#### Second Floor

Door to:

Main Bedroom 4.78m(15'8") max restricted head height x 4.66m (15'3") max restricted head height

Single-glazed windows to rear, single-glazed window to side, radiator, laminate flooring, TV point with recessed ceiling spotlights, access to loft space.

Outside

The property fronts onto the High Street, at the side of the property stone steps lead up to the main entrance door. The rear garden is of courtyard style low maintenance, nature pond, fully enclosed, further steps to the rear provide access to the basement. Outside courtesy lighting, outside water tap. There is parking on the right side after the archway.

**AGENTS NOTE: This property is attached to a commercial property (Fish & Chip Shop).**

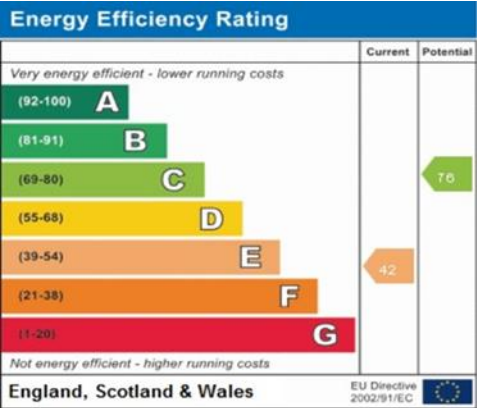
Directions

Leave our Church Street office and turn right at the traffic lights onto High Street, continue along where the property can be located on the left-hand side. Off road parking can be found at the rear by driving under the archway of The Chase where the parking is the third parking space on the right.

Council Tax Band

Band D £1,968.21 April 2022 to March 2023, South Holland District Council.

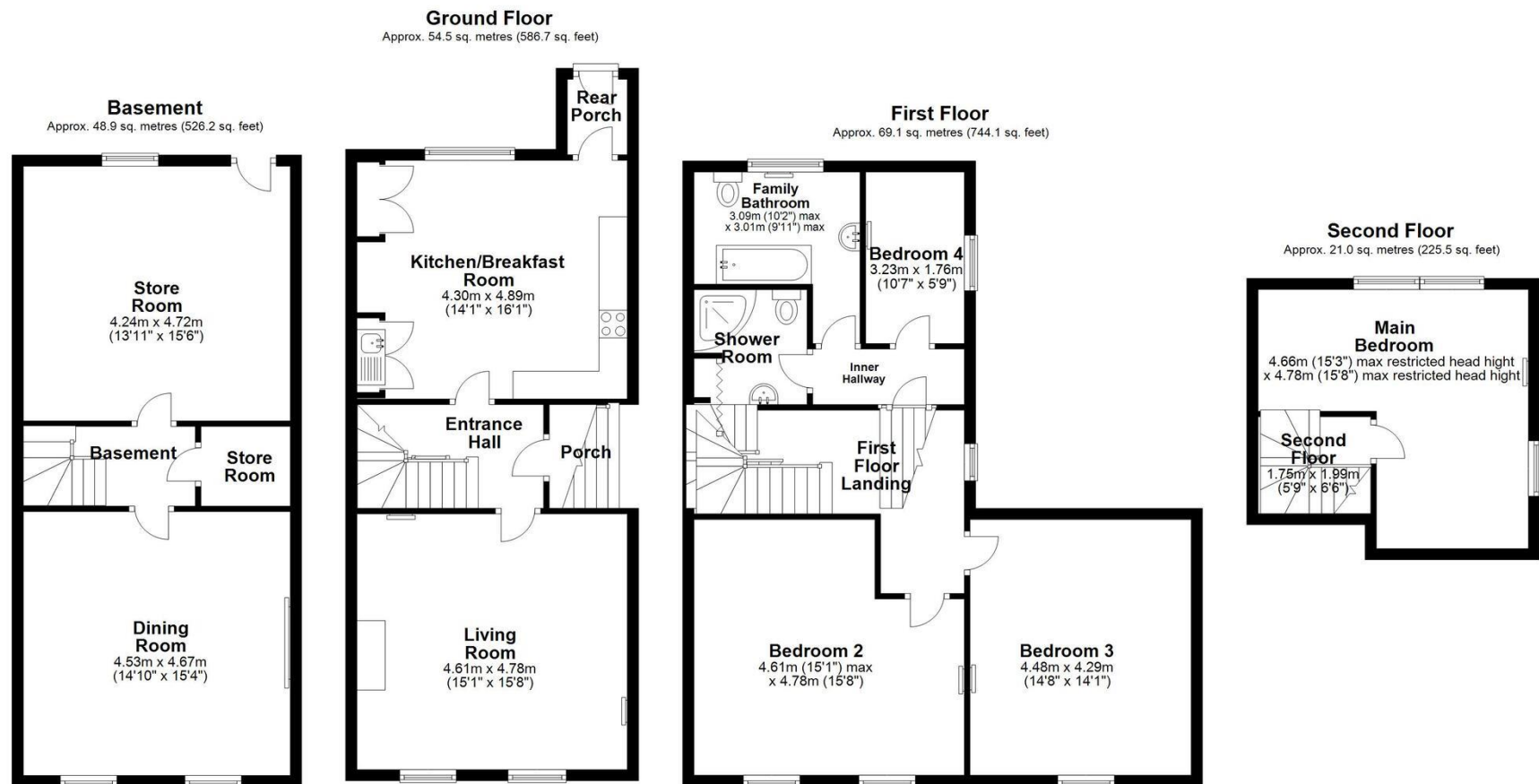
EPC - E



Reference:  
71 High Street







Total area: approx. 193.5 sq. metres (2082.6 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.

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The advertisement features a family of three (a man, a woman, and a young girl) standing in front of a wooden fence. To their left is a large 'FOR SALE' sign. The sign has a blue top section with white text and a green bottom section with white text. To the right of the family, there is text about opening hours and a button to get in touch.

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