



Balmoral Way, Holbeach £299,950

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



**** NO CHAIN ** ** SUMMERHOUSE & HOME OFFICE ** A smart four-bedroom detached family property with the benefits of a Home office/summerhouse. Accommodation includes: Entrance hall, lounge, kitchen diner, utility room, ground floor cloakroom, first floor to three bedrooms, en-suite, family bathroom. Outside single garage, summerhouse with a home office space. Call us Anytime to book your viewing - 01406 424441.**

Accommodation Comprises:

Storm porch with composite entrance door to:

Entrance Hall

Radiator, tiled flooring, recessed ceiling spotlights, stairs to first floor landing with under stairs storage area, door to:

Kitchen/Dining Room 6.83m (22'5") x 3.02m (9'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap and tiled surround, integrated fridge/freezer, dishwasher, two built-in electric fan assisted double oven's, four ring induction hob with extractor hood over. PVCu double-glazed window to front, PVCu double-glazed window to rear, two radiators, tiled flooring, recessed ceiling spotlights, smoke detector, door to:

Utility Room 1.98m (6'6") x 1.55m (5'1")

Fitted base unit with worktop space over, extractor fan, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, PVCu double-glazed entrance door to garden.

Lounge 6.83m (22'5") x 3.48m (11'5")

PVCu double-glazed window to front, radiator, telephone point, TV point, central heating thermostat, PVCu double-glazed French double doors to garden.

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, tiled splashback, heated towel rail, tiled flooring.

First Floor Landing

Radiator, smoke detector, access to insulated loft space, airing cupboard housing, wall mounted gas boiler serving heating system and domestic hot water.

Main Bedroom 3.51m (11'6") x 3.49m (11'5") plus 0.51m (1'8") x 0.51m (1'8")

PVCu double-glazed window to front, fitted wardrobes with hanging rail, shelving, drawers, radiator, TV point, door to:

En-suite

Fitted with three-piece suite comprising pedestal wash hand basin with tiled splashback, tiled double shower enclosure with fitted mains shower and glass door, close coupled WC, heated towel rail, extractor fan, PVCu opaque double-glazed window to front, laminate flooring, recessed ceiling spotlights.

Bedroom 2 4.04m (13'3") x 3.02m (9'11")

PVCu double-glazed window to front, radiator, TV point, built-in over-stairs storage cupboard.

Bedroom 3 3.51m (11'6") x 2.82m (9'3")

PVCu double-glazed window to rear, radiator, TV point, door to:

Bedroom 4 2.74m (9') max x 2.59m (8'6")

PVCu double-glazed window to rear, radiator, TV point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, close coupled WC, tiled splashback, heated towel rail, extractor fan, PVCu opaque double-glazed window to rear, laminate flooring, recessed ceiling spotlights.

Garage 5.84m (19'2") x 2.79m (9'2")

Detached brick built single garage with power and light connected, up and over door.

Sunroom 5.28m (17'4") x 3'29m (10'10")

Timber construction with single glazed windows and doors, power and light connected, fitted base and eye level units with 1 1/4 stainless steel sink unit and drainer with workspace over, space for fridge, ceiling recessed ceiling spotlights, vinyl floor covering, electric heating, open plan to:

Office 3.28m (10'9") x 2.93m (9'7")

Wooden construction with single-glazed windows, with power and light connected, ceiling recessed ceiling spotlights, vinyl floor covering.

Outside

The front of the property is open plan with grassed area, path leading to the front entrance door, to the side of the property is tarmac drive providing off road parking leading to the detached single garage. Side gate to enclosed rear garden with wood panel fencing, mainly laid to lawn, patio area, enclosed gravel area leading to the summer house/office. Outside lighting, outside garden tap.

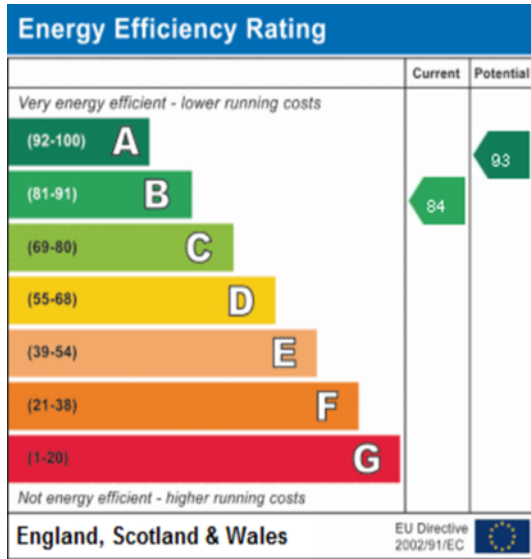
Directions

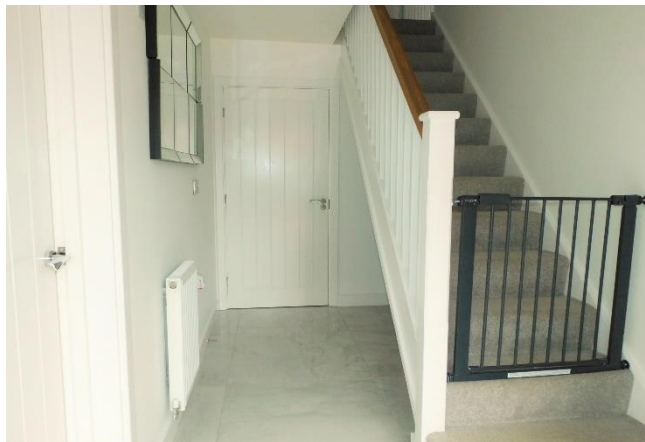
Leave our Church Street office and turn right onto High Street and proceed along onto Fleet Street, at the Catholic Church turn left on to Foxes Low Road take your second left onto Kings Road, then right onto Balmoral Way, where the property can be located on the left-hand side. For the purpose of satellite navigation, the property postcode is PE12 7RN.

Council Tax

Band C - £1,845.60. South Holland District Council. April 2023 to March 2024.

EPC - B



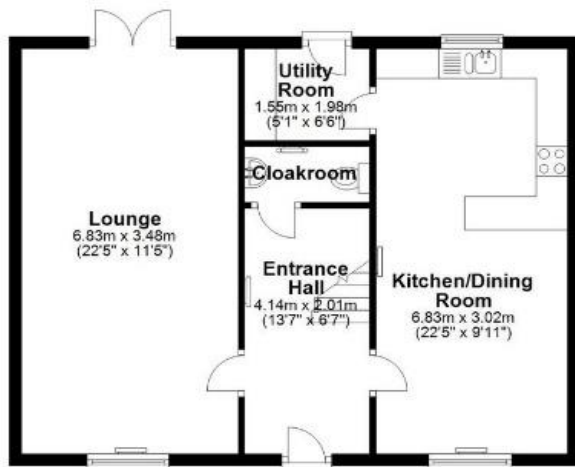
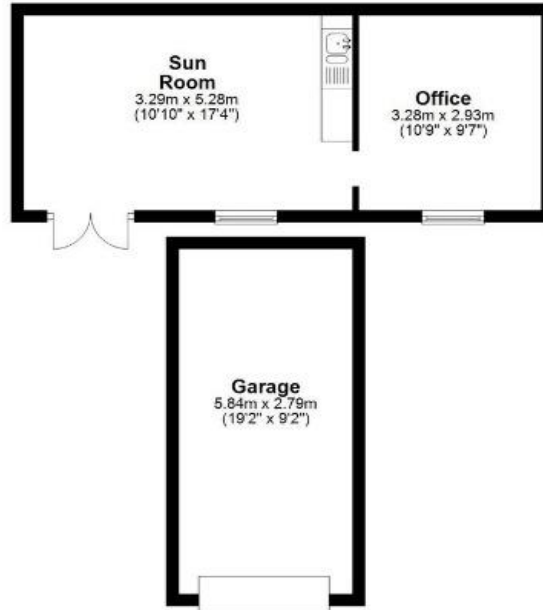






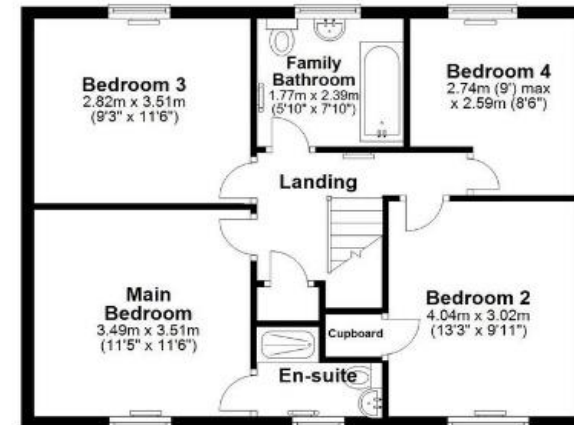
Ground Floor

Approx. 103.0 sq. metres (1109.1 sq. feet)



First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 160.3 sq. metres (1725.2 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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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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