



Mulberry Drove, Holbeach £179,995

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 delightful 2 bed semi-detached home which would be highly appealing to either first time buyers or property investor which benefits from gas fired central heating and PVCu double-glazing throughout. In brief: Entrance hall, fitted kitchen/diner, lounge, first floor to 2 double bedrooms with a bathroom and a shower room. Off road parking for two cars and a smart enclosed rear garden. Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Radiator with smoke detector, stairs, door to:

Lounge 5.23m (17'2") x 2.89m (9'6") max

PVCu double-glazed window to front, two radiators, telephone point, TV point, central heating thermostat, door to:

Kitchen/Diner 4.90m (16'1") x 2.72m (8'11")

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, tiled surround, integrated fridge/freezer, dishwasher, plumbing for automatic washing machine, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood. PVCu double-glazed window to rear, radiator, laminate flooring, recessed ceiling spotlights, PVCu double-glazed French doors to garden, door to:

Cloakroom

Fitted with two-piece suite, pedestal wash hand basin, close coupled WC, extractor fan, tiled splashback, radiator, laminate flooring.

First Floor Landing

With smoke detector, access to insulated loft space, door to:

Main Bedroom 4.90m (16'1") x 2.72m (8'11") max

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

Shower Room

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

Bedroom 2 4.90m (16'1") max inc. built-in wardrobe x 3.22m (10'7") max

PVCu double-glazed window to front, built-in double wardrobe with hanging rail and shelving, cupboard housing the gas combination boiler serving the property heating system and domestic hot water, radiator, door to:

Bathroom

Fitted with three-piece suite comprising deep panelled bath, mixer tap with shower attachment, pedestal wash hand basin, close coupled WC, tiled surround, extractor fan, shaver point, PVCu opaque double-glazed window to side, radiator, laminate flooring, recessed ceiling spotlights.

Outside

The front of the property is open plan with grassed area to the side and pathway leading to the entrance door. Parking is to the rear of the property. The rear garden is fully enclosed with side gate, low maintenance patio area, gravel area and outside tap.

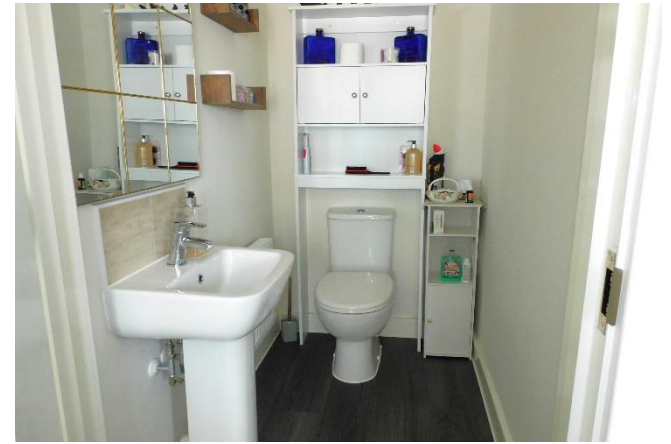
Directions

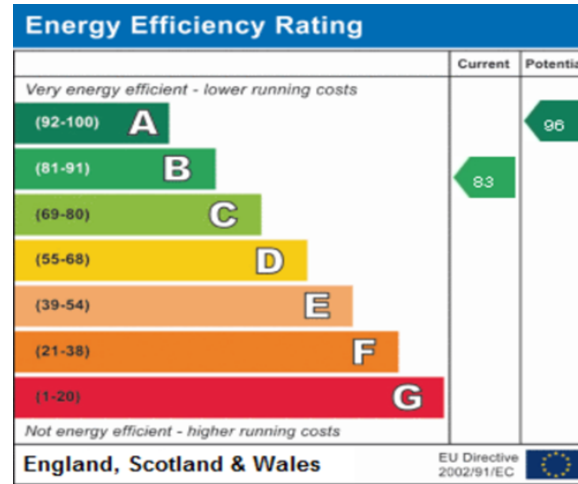
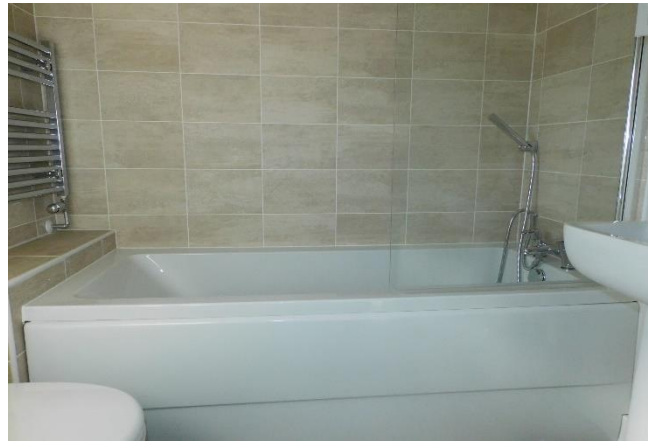
Leave our Church Street office and turn right, at the junction bear right over onto Hall Gate, at the roundabout take the first exit onto Daisy Road, then left onto Jasmine Crescent, then Tulip Drive, at the end of the road is Mulberry Drove where the property can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7RY.

Council Tax Band

A - £1,384.20 April 2023 to March 2024, South Holland District Council.

EPC - B





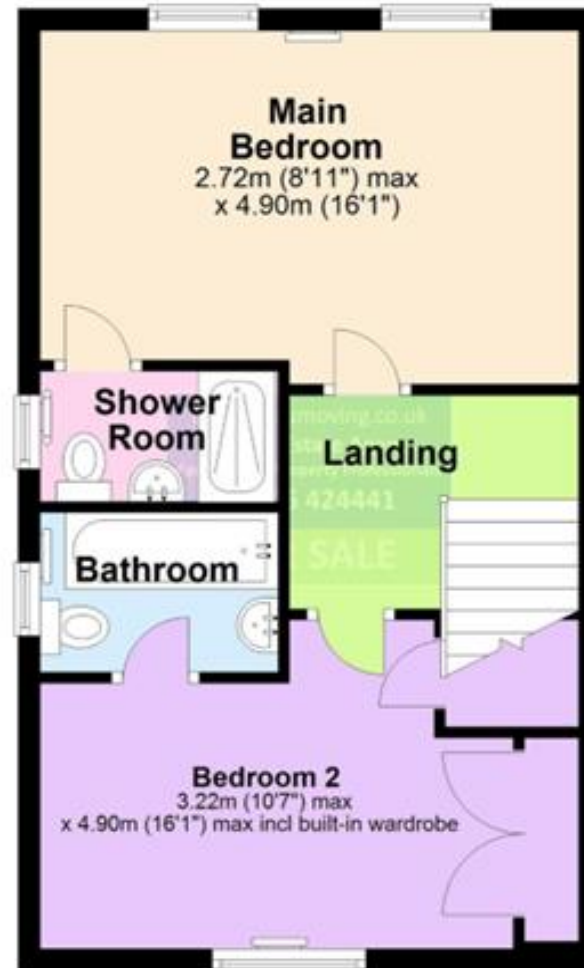
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 sq. feet)

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



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

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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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