



## Hurn Road, Holbeach Hurn £525,000 – Extended Detached Cottage

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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



**\*\* WOW \*\* Must view! An extended period cottage with no near neighbours. A wrap around garden and views over open farmland with universal living spaces. Accommodation includes: Entrance porch, reception hall, snug, ground floor shower room, laundry room, walk in pantry, study, kitchen diner/family room, inner lobby to the lounge with wood burning stove, inner hallway to ground floor bedroom. First floor to three further bedrooms and the family bathroom with roll top bath. Ample off-road parking with large carport with secure parking for a caravan. The gardens wrap around the property with views over open farmland, within the grounds are a summerhouse, 2 x timber garden store, a 2-bedroom mobile home connected to all services. Viewing this property is highly recommended to appreciate all it has to offer - Call us anytime - 01406 424441.**

### Accommodation Comprises:

Double-glazed entrance door with matching side panels with windows over to:

Entrance Porch 3.61m x 1.65m (11'10" x 5'5")

Exposed wooden flooring, double-glazed window to side, opening to:

Reception Hall 4.49m x 3.33m (14'9" x 10'11")

Feature dual access wood burning stove recessed into chimney breast, ceramic tiled flooring, radiator, wall light points, ceiling rose, opening to:

Snug 3.33m x 3.33m (10'11" x 10'11")

Exposed wooden ceiling and wall panelling, access to wood burning stove, double radiator, feature fireplace, double-glazed window to front aspect.

Ground Floor Shower Room 3.28m x 3.20m (10'9" x 10'6")

Fitted with a three-piece suite comprising: Walk in double length tiled shower cubicle with fitted rainfall shower with hand shower attachment, vanity wash hand basin, concealed cistern dual flush WC with built storage cupboards to each side, tiled splashback, wall mounted vertical radiator with towel warmer, extractor fan, ceramic tiled floor, double-glazed window to front aspect.

Study 2.20m x 1.98m (7'3" x 6'6")

Pan tiled flooring, built in office space, low ceiling with recessed spotlights, door to:

Laundry/Utility Room 2.80m x 2.20m (9'2" x 7'3")

Fitted with base units, worktop space over, plumbing for washing machine, space for tumble dryer, wall light point, pan tiled flooring, radiator, floor standing Worcester Bosh Combination oil fired central heating boiler servicing heating and domestic hot water, double-glazed window to side and rear aspect.

Walk In Pantry

Fitted shelving units, worktop space, recessed LED lighting to ceiling, porcelain tiled flooring.

Kitchen/Dining Room 7.72m x 4.98m (25'4" x 16'4) max including recess.

Fitted with a matching range of base units with worktop space over, twin ceramic sink unit with mixer tap, breakfast bar island unit, fitted Rangemaster range with 5 ring induction hob, double oven and grill, tiled splashback, exposed beams to ceiling with recessed spotlights, space for American style fridge freezer, porcelain tiled flooring, double-glazed window to rear and side aspect, double-glazed door to rear exit, double-glazed door with matching side panel to:

Rear Lobby

Ceramic tiled flooring, wall light point, door to rear exit with dog flap.

Inner Lobby

Sliding door to:

Lounge 7.72m x 4.75m (25'4 x 15'7")

Feature wood burning stove recessed into chimney breast, exposed wooden beams to ceiling, 2 x vertical radiators, TV point, panelling to walls, wooden flooring, double glazed windows to rear aspect x 2, PVCu double-glazed French doors with matching side panels to side exit.

Inner Hallway

Split level staircase leads to first floor landing with built in understairs storage cupboard, 2 x double-glazed windows to front aspect, telephone point, panelled walls, radiator, door to:

Ground Floor Bedroom 4 2.91m x 2.22m (9'7" x 7'3")

Exposed wooden ceiling, pan tiled flooring, wall mounted electric panel heater, double- glazed window to side aspect.

First Floor Landing

Part vaulted ceiling (restricted head height) range of built in double storage cupboards, wall light points, wooden flooring, 2 x double-glazed windows to rear aspect, door to:

Bedroom 1 4.48m x 3.27m (14'8" x 10'9")

Exposed wooden flooring, radiator, double-glazed window to front aspect.

Bedroom 2 3.37m x 3.32m (11'1" x 10'11")

Exposed wooden flooring, radiator, double-glazed window to front aspect.

Bedroom 3 3.29m x 3.24m (10'10" x 10'8")

Exposed wooden flooring, radiator, double-glazed window to front aspect.

Family Bathroom 2.87m x 2.31m (9'4" x 7'5") max

Fitted with a three-piece suite comprising: feature roll top bath with mixer tap and rainfall shower over, close coupled WC, vanity wash hand basin with mixer tap, wall light point, shaver point, feature vaulted ceiling with feature beams, ceramic tiled flooring, vertical towel radiator, double-glazed window to side and rear aspect which enjoys views over open farm land.

Outside:

The property is situated on a corner plot and access is via an extensive gravel driveway providing ample off-road parking with large carport with secure parking for a caravan. The gardens are partly enclosed with mature hedging with areas laid to lawn, gated access leads to pathway leading to the main entrance door, shrub borders and inset trees. Decked covered area, timber garden store, workshop (5.95m x 3.50m) power and light connected, brick built firepit & barbeque, paved area leading to steps up to raised decked around swimming pool (with solar heating) enjoying views over open farmland. Outside courtesy lighting, outside power point. Further section of enclosed garden behind the property with further area laid to lawn with inset shrubs, sunken fishpond leading to:

Mobile Home (See Floor Plan)

A detached mobile home with Lounge diner kitchen area, 2 bedrooms, shower room and separate WC with its own enclosed garden area. Connected to main electric supply, water and drainage.

The property is on private drainage (septic tank), FREEHOLD, Oil-fired central heating.

Directions:

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17, continue along taking the left turn just before Lodge Farm Cafe onto Hurn Road and continue along. Just after the S bend the property can be located on the left-hand side just after the next bend. The postal code is PE12 8JD.

EPC: D.

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.

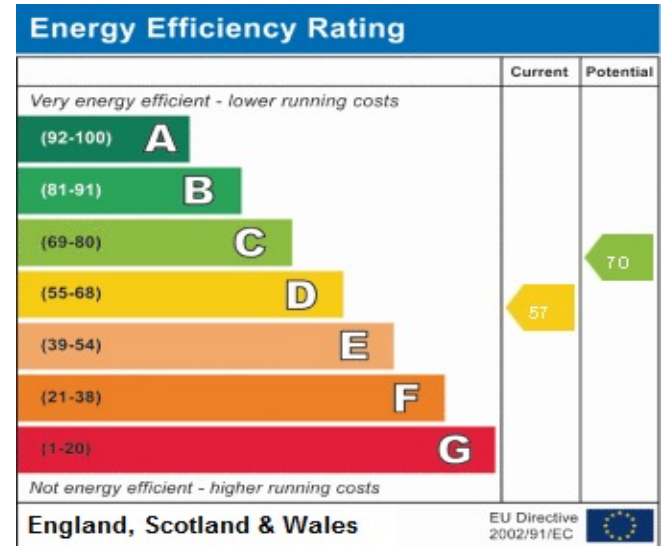
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For further information see the Consumer Protection from Unfair Trading Regulations 2008







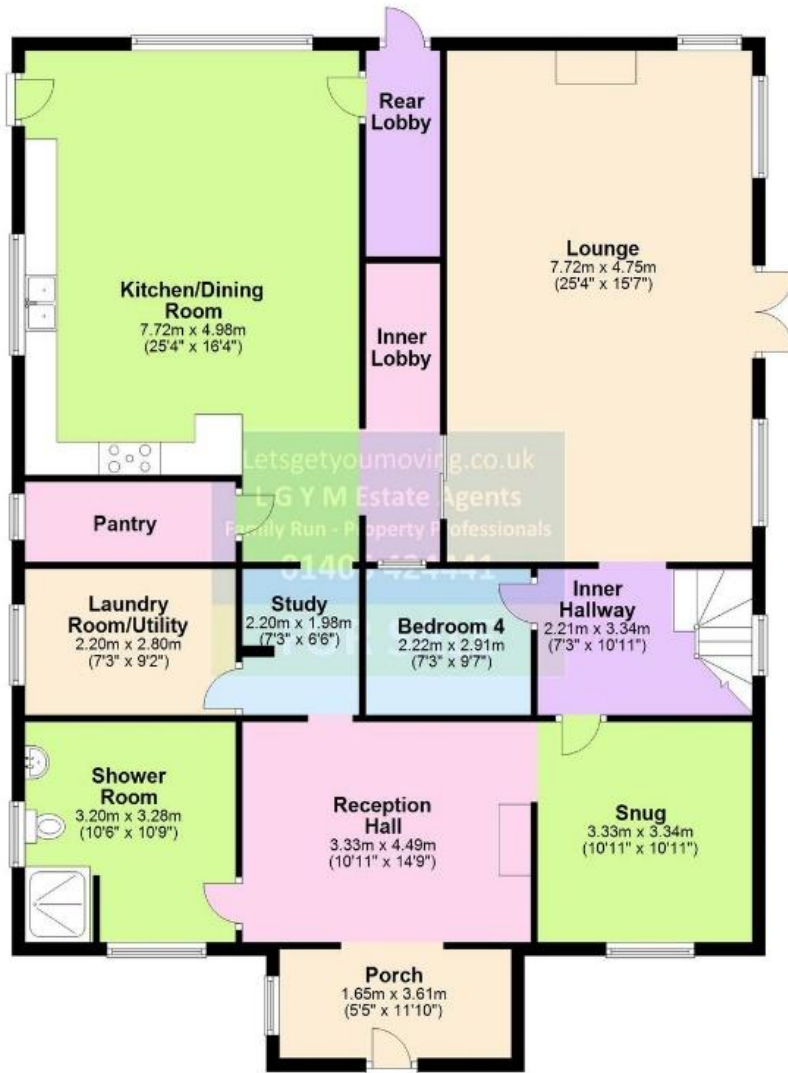


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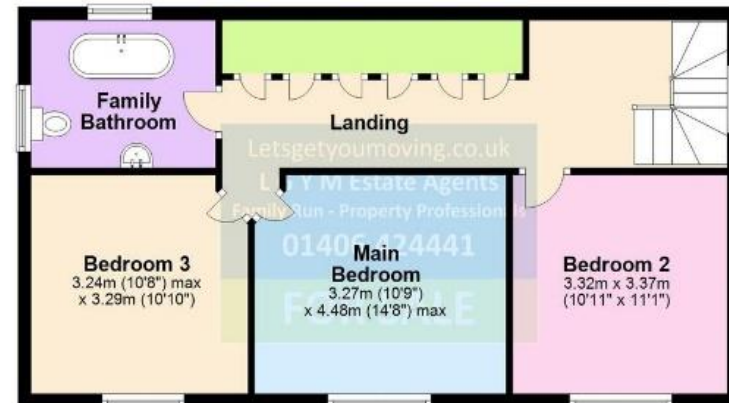
### Ground Floor

Approx. 156.2 sq. metres (1680.8 sq. feet)



### First Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 217.6 sq. metres (2342.1 sq. feet)

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



### Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 45.1 sq. metres (485.9 sq. feet)

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Plan produced using PlanUp.

## Floor Plan of Mobile Home

## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

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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.

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