



## Pine Close, Holbeach £249,995 Offers Over

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 \*\* A very well cared for three-bedroom detached bungalow in the market town of Holbeach. The property is in a quiet location and within easy walking distance to all local amenities. In brief: Entrance Hall, lounge, kitchen/diner, utility room, cloakroom, three double bedrooms, family bathroom. Outside gardens to front and rear, single detached garage and off-road parking. Call us ANYTIME to arrange your viewing - 01406 424441.**

### Accommodation Comprises:

PVCu double-glazed entrance door with matching side panel to:

#### Entrance Hall

Radiator, telephone/broadband point, central heating thermostat, coving to textured ceiling, smoke detector, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, door to:

#### Lounge 5.17m (17') x 3.67m (12')

PVCu double-glazed window to side, PVCu double-glazed bow window to front, living flame effect gas fire with wooden surround, marble inset and hearth, two radiators, TV point, two wall lights, coving to textured ceiling.

#### Kitchen/Diner 3.86m (12'8") x 3.66m (12')

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl polycarbonate sink unit with single drainer, mixer tap, tiled surround, wall mounted gas boiler serving heating system, space for fridge and freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood, grill, PVCu double-glazed window to side, radiator, coving to textured ceiling with recessed ceiling spotlights, extractor fan, single glazed window to utility room door to:

#### Utility Room 2.49m (8'2") x 2.05m (6'9")

With worktop space over, plumbing for automatic washing machine, space for tumble dryer, PVCu double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling, door to:

#### Cloakroom

PVCu opaque double-glazed window to side, fitted with two-piece suite comprising, corner wall mounted wash hand basin, close coupled WC, radiator, vinyl floor covering, coving to textured ceiling.

#### Main Bedroom 3.88m (12'9") x 3.64m (11'11")

PVCu double-glazed window to front, fitted wardrobes with mirrored doors, hanging rails and shelving, radiator, telephone point, TV point, coving to textured ceiling.

#### Bedroom 2 3.66m (12') max x 2.88m (9'5")

PVCu double-glazed window to side, radiator, coving to textured ceiling.

Bedroom 3 3.29m (10'10") x 2.67m (8'9")

PVCu double-glazed window to rear, radiator, coving to textured ceiling.

Family Bathroom 2.49m (8'2") x 2.05m (6'9")

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted electric shower and glass door, close coupled WC, half ceramic tiled walls, extractor fan, shaver point, PVCu opaque double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Garage 4.72m (15'6") x 2.94m (9'8")

Detached brick built single garage with power and light connected, eaves storage space, shelving, single glazed window to rear, up and over door.

#### Outside

The front of the property is open plan with an area laid to lawn, driveway to the side leading to off road parking and detached single garage. Outside lighting, side gate leading to rear enclosed garden mainly laid to lawn with flower and shrub borders. Timber garden store, outside water tap, and lighting.

#### Directions

Leave our Church Street office and cross over the traffic lights onto Boston Road South. Pass Boston Road School and then turn left onto Chestnut Avenue, turn right onto Oakwood Glade then right onto Cedar Drive, take your next right onto Pine Close where The property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 7JR.

#### Council Tax

Band C – £1,845.60 – South Holland District Council

#### EPC – C

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.

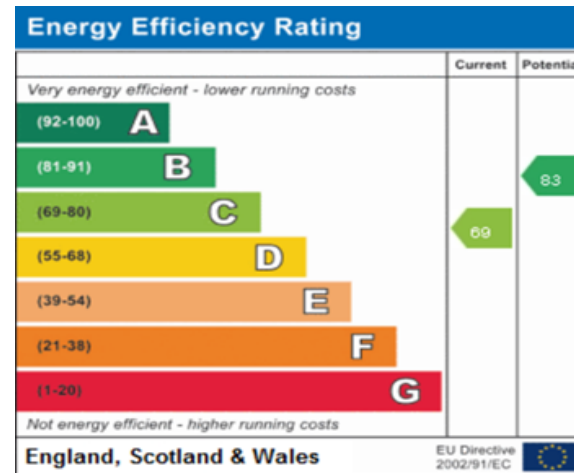
For further information see the Consumer Protection from Unfair Trading Regulations 2008





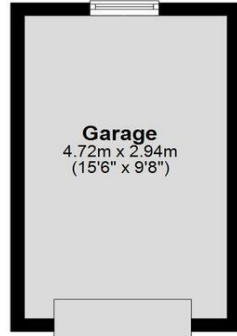




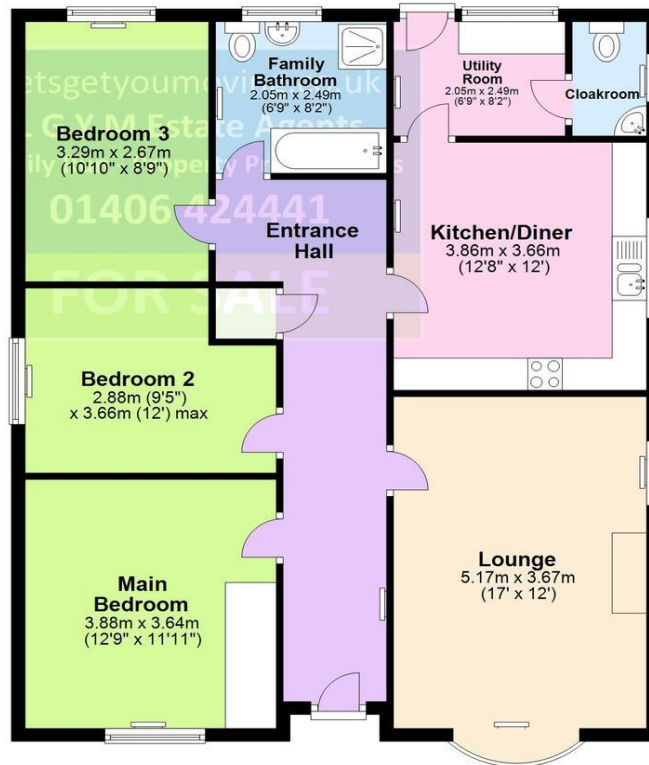


### Ground Floor

Approx. 110.0 sq. metres (1184.2 sq. feet)



**Garage**  
4.72m x 2.94m  
(15'6" x 9'8")



**Bedroom 3**  
3.29m x 2.67m  
(10'10" x 8'9")

**Bedroom 2**  
2.88m (9'5")  
x 3.66m (12') max

**Main Bedroom**  
3.88m x 3.64m  
(12'9" x 11'11")

**Family Bathroom**  
2.05m x 2.49m  
(6'9" x 8'2")

**Entrance Hall**

**Utility Room**  
2.05m x 2.49m  
(6'9" x 8'2")

**Cloakroom**

**Kitchen/Diner**  
3.86m x 3.66m  
(12'8" x 12')

**Lounge**  
5.17m x 3.67m  
(17' x 12')

Total area: approx. 110.0 sq. metres (1184.2 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 advertisement features a family of three (a man, a woman, and a young girl) standing in front of a wooden fence. The man is on the left, the woman is on the right, and the girl is in the middle. They are all smiling and looking towards the camera. The background is a bright blue sky with white clouds. The text is overlaid on the image in white and blue. A blue button with a white mouse cursor is located in the bottom right corner.