



Stukeley Gardens, Holbeach £350,000

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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A very well-presented 4 bed detached family home set in a quiet cul-de-sac location close to Holbeach town centre. The property boasts a newly fitted kitchen, newly replaced PVCu double-glazing throughout and generous off-road parking. Spacious gardens are to both front and rear of the property. Entrance hall, lounge, kitchen/diner, utility room, ground floor cloakroom, garden room. First floor landing to 4 double bedrooms and shower room. Viewing is highly recommended. CALL US ANYTIME – 01406 424441.

Accommodation Comprises:

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

Entrance Hall

Radiator, ceramic tiled flooring, coving to ceiling, stairs to first floor landing with under-stairs cupboard, door to:

Lounge 6.27m (20'7") x 3.56m (11'8")

PVCu double-glazed window to rear, PVCu double-glazed window to front, radiator, laminate flooring, TV point, full fibre broadband connection point, free standing central heating thermostat, coving to ceiling.

Dining Area 3.42m (11'3") x 3.07m (10'1")

PVCu double-glazed window to front, radiator, laminate flooring, coving to ceiling, open plan to kitchen.

Kitchen 5.27m (17'3") x 2.71m (8'11")

Fitted with a matching range of base and eye level units with quartz worktop space over, 1+1/4 bowl composite sink unit with single drainer, mixer tap with quartz surround, integrated fridge/freezer, fitted electric fan assisted double oven, built-in five ring induction hob, pull out fitted larder unit with shelving, PVCu double-glazed window to rear, radiator, laminate flooring, coving to ceiling with recessed ceiling spotlights, French doors to Garden Room, door to:

Utility Room 2.58m (8'6") max x 2.52m (8'3")

With quartz worktop space over, stainless steel sink unit with mixer tap with quartz surround. Plumbing for automatic washing machine and dishwasher, space for tumble dryer, PVCu double-glazed window to rear and side, wall mounted cupboard with shelving, radiator, ceramic tiled flooring, PVCu double-glazed entrance door to garden, door to:

Cloakroom

PVCu opaque double-glazed window to side, fitted with two-piece suite comprising, wall mounted wash hand basin with mixer tap, tiled surround, close coupled WC, radiator, ceramic tiled flooring.

Garden Room 3.80m (12'6") max x 5.66m (18'7")

Half brick and PVCu double-glazed construction with PVC double-glazed windows with tiled roof, double radiator, TV point, ceramic tiled flooring, French double doors to garden.

First Floor Landing

PVCu double-glazed window to front, coving to textured ceiling with smoke detector, access to double insulated loft space, storage cupboard with linen shelving, door to:

Main Bedroom 3.61m (11'10") x 3.23m (10'7")

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

Bedroom 2 3.62m (11'11") x 3.00m (9'10")

PVCu double-glazed window to rear, fitted triple wardrobe with hanging rails, radiator, coving to textured ceiling.

Bedroom 3 3.12m (10'3") x 2.70m (8'10")

PVCu double-glazed window to front, radiator, laminate flooring, coving to textured ceiling, built-in wardrobe with hanging rails and shelving.

Bedroom 4 2.79m (9'2") x 2.42m (7'11")

PVCu double-glazed window to rear, radiator, laminate flooring, coving to textured ceiling, storage cupboard with shelving.

Shower Room

Fitted with three-piece suite comprising double shower cubicle with fitted Mira digital control shower with glass doors, vanity wash hand basin with cupboard under, mixer tap and tiled surround, WC with hidden cistern, heated towel rail, extractor fan, PVCu double-glazed window to rear, vinyl floor covering, recessed ceiling spotlights.

Garage 4.51m (14'10") x 2.71m (8'11")

Attached brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

Outside:

The front garden is open plan with an area laid to lawn with inset shrubs and flowering borders. Gravel driveway to the side provides ample off-road parking leading to an attached single garage with up and over door. The rear garden is enclosed with wooden panel fencing with area laid to lawn with inset mature shrubs, paved patio area, two wooden garden stores, outside courtesy lighting, two outside taps. Double socket power point.

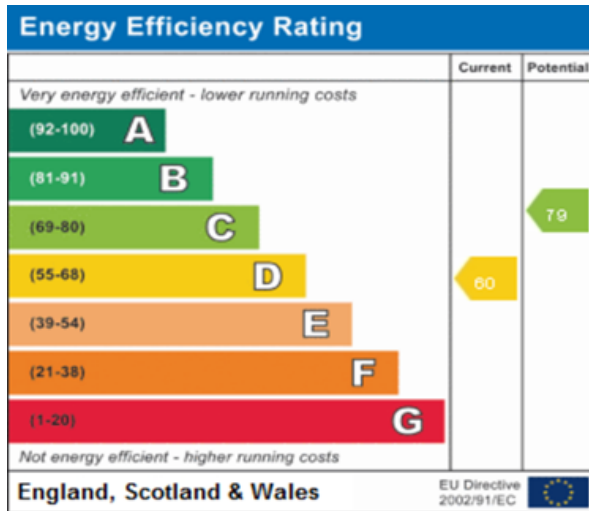
Directions

Leave our Church Street office and turn left at the traffic lights onto West End, continue onto Spalding Road, take the left turn on to Langwith Drive go to the end of the road turn left onto Langwith Gardens, turn left onto Littlebury Gardens then right onto Stukeley Gardens where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 7ET.

Council Tax

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

EPC -D



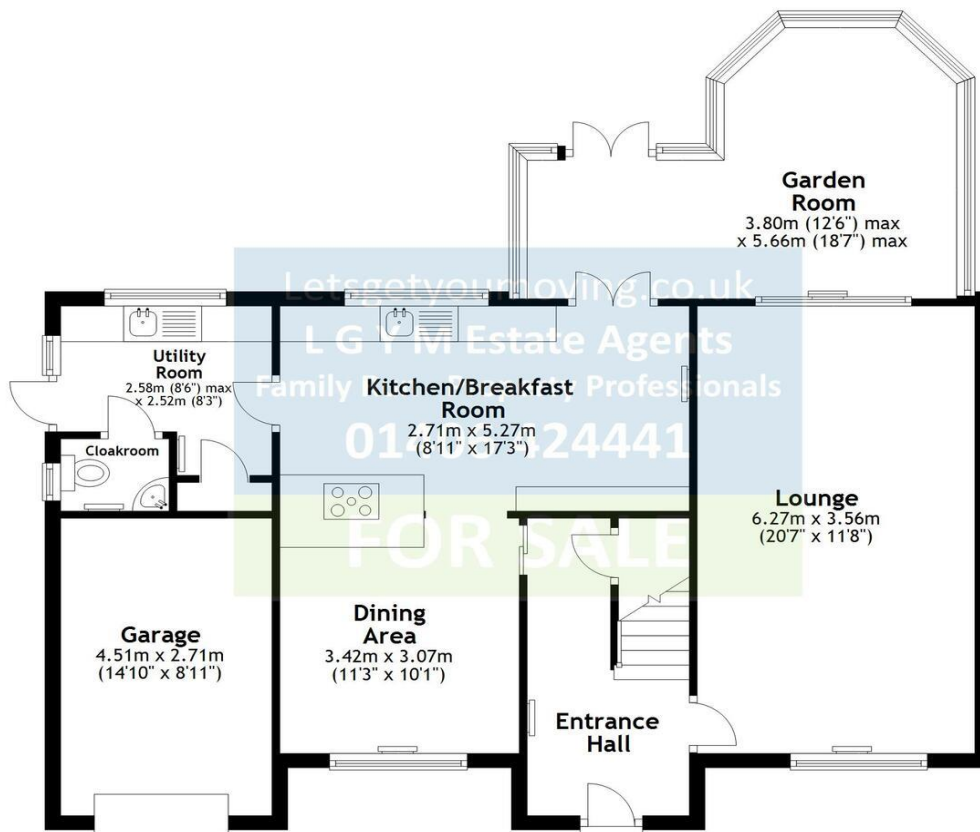






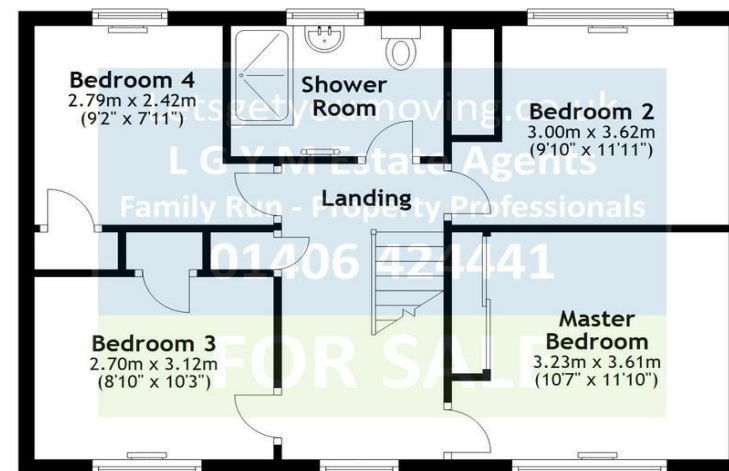
Ground Floor

Approx. 96.0 sq. metres (1033.0 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



Total area: approx. 150.6 sq. metres (1620.6 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. The man is on the left, the woman is on the right, and the girl is in the middle, being held by the man. They are all smiling and looking towards the camera. The background is a bright, sunny day with a blue sky and green grass. On the left, there is a blue and green sign with white text. On the right, there is a blue button with white text and a white mouse cursor arrow pointing to it.